

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2013

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4th District
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Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
Deputy County
Counsel

Phone 951 955-3200

Fax 951 955-1811 9:00 A.M.

DECEMBER 4, 2013

AGENDA

(Updated November 21, 2013)
• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

- **1.0** CONSENT CALENDAR
 - 1.1 ELECTION OF THE 2014 PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
 - 2.1 **GENERAL PLAN AMENDMENT NO. 01126** Applicant: Bixby Land Company—Engineer/Representative: T&B Planning Fifth/Second Supervisorial District Location: Southerly of Center Street, easterly of California Ave. 65.1 Acres Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (MS-C) **REQUEST:** The General Plan Amendment proposes to change the general Plan Land Use Designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
 - 2.2 **GENERAL PLAN AMENDMENT NO. 1122** proposes the 5th cycle update to the Housing Element (Chapter 8) for the Riverside County General Plan in accordance with, and incorporating revisions, approved by the State of California Department of Housing and Community Development (HCD) for the planning period of October 15, 2013 to

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Desert Office · 77588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

UPDATED FINAL: 11-21-13

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October 15, 2021. The County of Riverside Housing Element is an integral part of the County's overall General Plan. This Element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. Riverside County's housing needs have been identified by the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG) in conjunction with the State of California for the planning period of October 15, 2013 to October 15, 2021. The Housing Element's goals, policies and programs are intended to address the County's affordable housing needs as identified by the RHNA and guide the County toward achieving these needs through the 8 year planning period. The Housing Element is mandated by the State of California-Office of Planning and Research as one of the seven required elements of a General Plan.

Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

2.3 **GENERAL PLAN AMENDMENT No. 1130** proposes to amend the Riverside County General Plan Land Use Element by changing approximately 885 acres throughout the County from Medium High Density Residential (5-8 units per acre) and High Density Residential (8-14 units per acre) to Highest Density Residential (20-40 units per acre) to meet state law requirements.

The proposed Amendment is County wide and includes all Area Plans.

Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

- **3.0** PUBLIC HEARING: **9:00 a.m.** or as soon as possible thereafter:
 - 3.1 SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO 6 (to SP293A5), CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417- Consider Addendum No. 4 to EIR No. 380 Applicant: Winchester Meadows LLC Third/Third Supervisorial District Location: Northerly of Holland Road, easterly of Briggs 2,840.7 Gross Acres Zoning: Specific Plan (SP) REQUEST: The Specific Plan Substantial Conformance proposes to merge Planning Areas 15 and 16 into one Planning Area, '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 243 residential lots and six open space lots. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative).
 - 3.2 CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 Intent to Adopt Mitigated Negative Declaration Applicant: SA Recycling, LLC Fourth/Fourth Supervisorial District Location: Southerly of Vista Chino Road, northerly of Watt Court, westerly of Sierra Del Sol Road at 29-250 Rio Del Sol Road in Thousand Palms REQUEST: A phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined annual tons of incoming volume which includes a recycling facility for green and wood waste materials, a recycling facility for composting operations, a recycling facility for asphalt and concrete (inert materials), and a recycling facility for metals and white goods including processing of end of life vehicles (EOL). Additionally, the recycling facility proposes the addition of a 73,000 equipment storage area, a 15,000 square foot warehouse at a maximum height of 25 feet, and a 29,000 square foot employee parking area, along with existing accessory office and shop buildings. Project Planner: Jay Olivas at 951-955-1195 or email at jolivas@rctlma.org (Quasi-judicial)
 - 3.3 **RECLAMATION PLAN NO. 135, NOTICE AND ORDER TO COMPLY,** Mine Operator: Mission Clay Products First/First Supervisorial District Glen Ivy Zoning Area Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-

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C),and Open Space – Water (OS-W) – Location: East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail – 285.66 Gross Acres – Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and, shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. Project Planner: David Jones at (951) 955-6863 or email dijones@rctlma.org. (Quasi-judicial)

- 3.4 **TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1 –** Intent to Adopt Mitigated Negative Declaration Applicant: Encore Homes, LLC Fourth/Fourth Supervisorial District Location: Northerly of Interstate 10 and 40th Avenue, westerly of Adams Street, southerly of Manorgate Road, and easterly of Somerset Avenue **REQUEST**: Tentative Tract Map No. 30966, Revised Map No. 1 proposes to subdivide 40.19 gross acres into 202 residential lots (Schedule A) as a Senior Citizen Planned Residential Development (PRD). The PRD consists of lot sizes ranging from approximately 3,500 square feet to 10,500 square feet with detached single-family residential units ranging in size from approximately 1,657 square feet to 1,903 square feet at maximum heights of 18 feet (single-story). The PRD also includes a 3,221 square foot community center building at a maximum height of 18 feet, a detention basin/dog park, a drainage channel, and common area landscaping. Project Planner: Jay Olivas at (951) 955-1195 or email jolivas@rctlma.org. (Quasi-judicial)
- 3.5 **GENERAL PLAN AMENDMENT NO. 1119** Intent to find GPA No. 1119 Exempt from CEQA Applicant Riverside County Transportation Department All Supervisorial Districts All Zoning Districts Location: Countywide Policy **REQUEST**: Amend the General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) targets on a plan, program or project that has completed an Environmental Impact Report, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of the future plans, programs or projects. Project Planner: Richard Fairhurst at (951) 955-6757 or email rfairhur@rctlma.org. (Legislative)
- 3.6 **PLOT PLAN NO. 24928** Adopt a Negative Declaration Applicant: Verizon Wireless Third/Third Supervisorial District Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St **REQUEST:** The plot plan is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30 kilowatt backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Continued from August 21, 2013, September 18, 2013, October 2, 2013, and November 6, 2013. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)
- 3.7 GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734, AND CONDITIONAL USE PERMIT NO. 3642 CEQA Exempt Applicant: Ramuni, Inc. First/First Supervisorial District Location: Southerly of Bonham Street, westerly side of Carroll Street, northerly side of Markham Street and easterly of Clark Street 2.24 Acres Zoning: Rural Residential ½ Acre Minimum (R-R-½) REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the project site's zoning classification from Rural Residential ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to permit land use of and provide improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale

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of alcoholic beverages for off-premises consumption, and a 1,785 sq. ft. retail building. Development includes façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements. Project Planner: H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Legislative)

- 3.8 **CHANGE OF ZONE NO. 7800/PLOT PLAN NO. 25382** Intent to Adopt a Mitigated Negative Declaration Applicant: Shakil Patel First/First Supervisorial District Location: Southeasterly corner of Van Buren Blvd. and Barton St. 2.26 Gross Acres **REQUEST:** The Change of Zone proposes to change the site's existing zoning from Light Agriculture 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Legislative)
- 3.9 **CONDITIONAL USE PERMIT NO. 3695** CEQA Exempt Applicant: Dolgen California, LLC Third/Third Supervisorial District Location: Northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street 0.96 Gross Acres Zoning: Scenic-Highway Commercial (C-P-S) **REQUEST:** The project proposes to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot. Project Planner, H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

- 4.1 **COACHELLA VALLEY INTERGRATED REGIONAL WATER MANAGEMENT PLAN –** Presented by RMC Water and Environment
- 5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- **6.0** DIRECTOR'S REPORT
- 7.0 COMMISSIONER'S COMMENTS

Agenda Item No.: 2 1 1
Area Plan: Highgrove Zoning District: University

Supervisorial District: Fifth/Second

Project Planner: Matt Straite

Planning Commission: December 4, 2013

GENERAL PLAN AMENDMENT NO. 1126

(Entitlement/Policy Amendment)
Applicant: Bixby Land Company

Engineer/Representative: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1126 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD:LI) Land Use Designation to Community Development: Medium Density Residential (CD:MDR).

The proposed Amendment is located in the Highrove Area Plan; more specifically, the project is located southerly of Center Street, easterly of California Ave.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1126 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan. The applicant has provided the following text:

- A. The proposed change does not conflict with:
 - (1) The Riverside County Vision.

The Proposed Project is consistent with the Riverside County Vision because:

1. The Proposed Project would eliminate potential land use conflicts and compatibility

issues which would result from development of the site according to the existing General Plan Light Industrial designation. Development of the site under the existing land use designation would introduce industrial land uses within established residential neighborhoods which is contrary to the County Vision. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the west and east of the Project site are designated "Medium Density Residential" and "Low Density Residential" and are developed with single family homes and an elementary school. Although industrial uses are located to the north and south, they are physically separated from the Project site on the north by Center Street, and to the south, by the Springbrook Wash.

- 2. The proposed Medium Density Residential designation would provide a logical transition between the Commercial Retail designation west of California Street along Center Street and the established residential neighborhoods east of Garfield Avenue along Center Street.
- 3. The proposed Medium Density Residential designation would provide a more compatible land use for the existing Highgrove Elementary School located to the immediate east of the Project site, across Garfield Avenue, than the Light Industrial General Plan designation.
- 4. Public facilities, including schools, parks, law enforcement stations, libraries, fire stations and community centers, are in place in the immediate vicinity of the Project site to serve the residents which would result from the proposed change in land use designation. The Highgrove Elementary School is located immediately to the east of the property and an array of public facilities including but not limited to Grand Terrance High School, Riverside County Fire Station No. 19, Highgrove Community Park, and Pico Park, are located within 1/2-mile of the site. The area is currently served by public improvements and adequate infrastructure, including water and sewer facilities, located in Center Street.
- 5. The Proposed Project would be consistent with the General Plan Circulation Element, because the proposed change in land use designation would not preclude planned circulation improvements to Center Street adjacent to the site, designated as a Secondary Arterial in the General Plan Circulation Element.
- (2) Any General Plan Principle.

The Proposed Project is consistent with the following General Plan Principles:

- 1. The Proposed Project is consistent with General Plan Principle IV.A.6, because the Proposed Project would result in the development of this under-used, vacant, infill site surrounding by an existing single family residential community.
- 2. The Proposed Project is consistent with General Plan Principles III.C.1, and III.E.1 because the Proposed Project would locate single family residential land uses adjacent to existing bus transit along Center Street (III.C.1. b and d); is located within walking distance of community centers and community destinations including the adjacent Highgrove Elementary School to the immediate east, and, within ½ mile of the site the

Grand Terrance High School, Highgrove Community Park, Pico Park, and a Metrolink line and proposed Metrolink Station (III.E.1).

(3) Any Foundation Component designation in the General Plan.

The proposed Project does not conflict with any Foundation Component designation in the General Plan because:

1. The site is currently designated as "Light Industrial," under the Community Development Foundation Component. The proposed amendment would designate the site as "Medium Density Residential (2-5 du/ac)," which is a designation within the Community Development Foundation Component.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan.

The proposed General Plan Amendment would contribute to the achievement of the purposes of the General Plan based on the following findings:

- 1. The Proposed Project is consistent with the Highgrove Area Plan's (HAP) Community Plan Goals (b), (c), (e), and (f), because the propose project would preserve the existing residential corridor (east and west of the site) and safeguard Highgrove's rural character and natural areas, including Springbrook Wash, from incompatible development allowed under the property's current land use designation—"Light Industrial."
- 2. The Proposed Project is consistent with General Plan's Circulation Element, HAP Policies 1.2, 15.1 and 15.2 and Multipurpose Open Space Element Policy OS 16.8, because development of the property would facilitate on-site amenities that would minimize vehicle trips generated within the area by providing linkages to scenic recreational and transportation corridors, as well as access to public facilities including Highgrove Elementary School, the Highgrove Library, and the regional trail along Springbrook Wash. The Proposed Project will also integrate into the regional transportation system, including bus transit along Center Street and the Metrolink line, located less than ¼ mile from the Project site.
- 3. Consistent with HAP Policies 3.5, 3.6, and 3.7, the Proposed Project would allow for water quality drainage facilities as a part of future residential development. These features would improve existing site conditions by recognizing and mitigating surface runoff quality and quantity to adjacent Springbrook Wash and nearby Gage Canal.
- 4. The site is located adjacent to the Springbrook Wash, along which a regional trail connection is planned. The Proposed Project would allow for a larger conservation/recreation area along the wash, as consistent with HAP Policies 3.5, 4.1, and 4.2. The proposed land use would provide for a more scenic environment along the wash and would represent a logical transition of land uses in the area. Lands located to the west and east of the Project site are designated "Medium Density Residential" and "Low Density Residential" and are developed with single family homes and an elementary school.

5. Consistent with HAP Policies 17.1 and 18.1, and Multipurpose Open Space Element Policy OS 18.1, the Proposed Project would provide for residential development with amenities, such as recreation areas, trails, and open space adjacent to Springbrook Wash, that would support protection of visual and biological resources in the Highgrove area. The Highgrove Area Plan describes the Springbrook Wash as a prominent riparian corridor and an important linkage in the community's habitat system.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The Proposed Project site is in unincorporated Riverside County but within the Sphere of Influence of the City of Riverside. At the time the County of Riverside General Plan was adopted in October 2003 the City of Riverside's General Plan designated the Propose Project site "Industrial". The County of Riverside's General Plan designated the site Industrial in order to be consistent with the City of Riverside's General Plan which was in effect at the time.

In November of 2007, the City of Riverside adopted its General Plan 2025. The City's General Plan 2025 amended the land use designation of the Proposed Project site from Industrial to Medium Density Residential. This change in land use designation by the City of Riverside in 2007 from Industrial to Medium Density Residential was unanticipated at the time the County of Riverside's General Plan was prepared in 2003.

SUMMARY OF FINDINGS:

1.	General Plan Land Use (Ex. #5):	Community Development: Light Industrial (CD:LI)
2.	Proposed General Plan Land Use:	Community Development: Medium Density Residential (CD:MDR)
3.	Proposed Zoning (Ex. #2):	One Family Dwelling (R-1)
4.	Surrounding Zoning (Ex. #2):	One Family Dwelling (R-1) to the east and west, Manufacturing Service- Commercial (MS-C) to the north and south, as well as the City of Riverside to the south.
5.	Existing Land Use (Ex. #1):	Vacant
6.	Surrounding Land Use (Ex. #1):	School and vacant land to the east, light industrial uses to the north, open channel to the south, single family dwellings to the west.
7.	Project Data:	Total Acreage: 65.1 gross acres

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1126. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

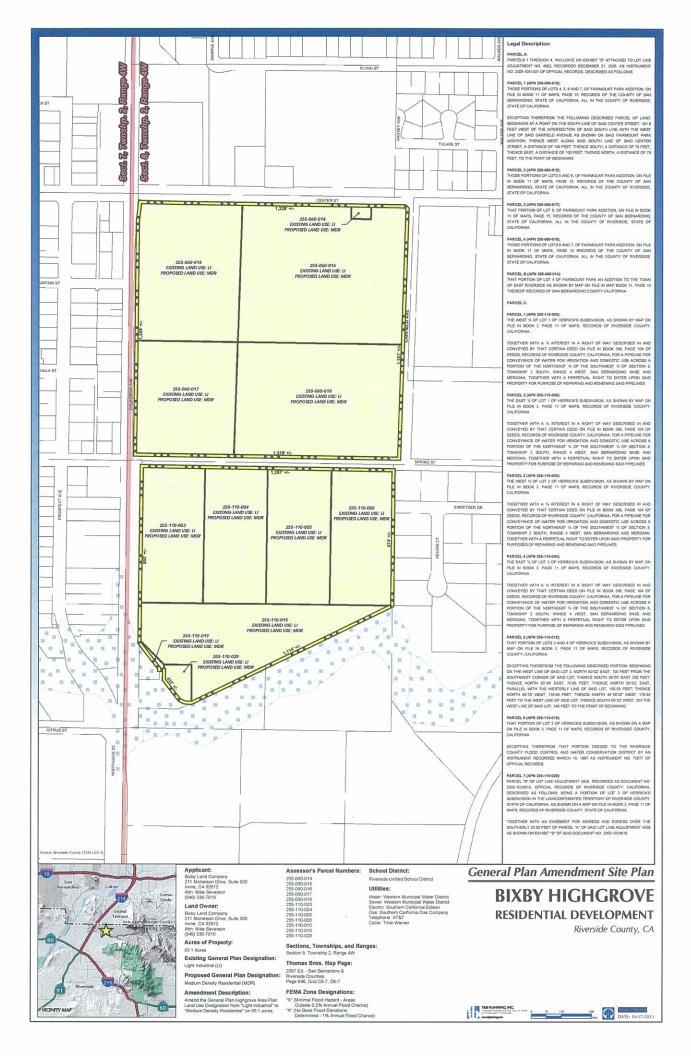
INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is <u>not</u> located within:
 - a. An Agricultural Preserve;
 - b. An Airport Influence Area;
 - c. A MSHCP Criteria Area;
 - d. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (52.25 miles);
 - e. A High Fire Area; or,
 - f. A Fault Zone.
- 3. The project site is located within:
 - a. A Flood Zone;
 - b. The City of Riverside Sphere of Influence;
 - c. The Community of High grove;
 - d. The Highgrove Community Policy Area;
 - e. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area; and,
- 4. The subject site is currently designated as Assessor's Parcel Numbers 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-019, and 255-110-029.

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Date Prepared: 10/20/08 Date Revised: 10/30/13



Agenda Item No.: 2.2 Area Plan: All Area Plans

Zoning: All Zoning Districts and Areas

Supervisorial District: All Project Planner: Larry Ross

Planning Commission: December 4, 2013

General Plan Amendment No. 1122 (Entitlement/Policy Amendment) Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1122 proposes the 5th cycle update to the Housing Element (Chapter 8) for the Riverside County General Plan in accordance with, and incorporating revisions, approved by the State of California Department of Housing and Community Development (HCD) for the planning period of October 15, 2013 to October 15, 2021.

The County of Riverside Housing Element is an integral part of the County's overall General Plan. This Element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. Riverside County's housing needs have been identified by the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG) in conjunction with the State of California for the planning period of October 15, 2013 to October 15, 2021. The Housing Element's goals, policies and programs are intended to address the County's affordable housing needs as identified by the RHNA and guide the County toward achieving these needs through the 8 year planning period. The Housing Element is mandated by the State of California-Office of Planning and Research as one of the seven required elements of a General Plan.

ISSUES OF POTENTIAL CONCERN:

Adoption of the 5th Cycle Housing Element by February 15, 2014

The 4th cycle update for the planning period January 2006 - July 2014 was adopted by the Board of Supervisors on April 30, 2013 and certified by HCD on August 19, 2013. The 5th cycle must be adopted by the Board of Supervisors by February 15, 2014 or the planning period of October 15, 2013 to October 15, 2021, will be reduced from 8 years to 4 years, which would then be October 15, 2017.

Certification of the 5th Cycle Housing Element

A Housing Element must be certified by HCD to gain a number of benefits, these benefits include the following:

- 1) Various programs and grant opportunities for the County. (an example list is attached to this staff report under the title "Incentives for Housing Element Compliance".)
- 2) RHNA Protection Period January 1, 2014 to October 31, 2021. This means additional units would not be allocated to the County during this time frame, and jurisdictions that are out of compliance would receive those allocations.
- 3) Legal challenges are difficult since the State considers the County in compliance.

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The Housing Element may be adopted by the Board of Supervisors to protect the 8 year planning period, but until it is certified by HCD it is still deemed out of compliance. If a Housing Element is deemed out of compliance, the benefits noted above are lost.

In the attached August 19, 2013 conditional certification letter from HCD, it stated a number of items that needed to be completed before HCD would certify the 5th cycle update to the Housing Element. These were action items 1.2q, 1.2s, 1.2t, 1.3e, 1.5g and 3.3b from the 4th cycle Housing Element:

- 1.2q review and make appropriate changes to high density parking requirements in Ordinance No. 348.
- 1.2s Amend Ordinance No. 348 to remove the one acre size requirement for 2nd units.
- 1.2t change the designation on 595 acres to Highest Density Residential to meet RHNA requirements.
- 1.3e Amend Ordinance No. 348 to comply with 17021.5 and 17021.6 of the Health and Safety Code regarding farm worker housing.
- 1.5g Amend Ordinance No. 348 to add the definitions of transitional and supportive housing.
- 3.3b Develop a process for persons with disabilities to make a reasonable accommodation request.

The action items were to be completed this year, but with limited staff resources, the items are still outstanding. All items except 1.2t are included either in the comprehensive update to Ordinance No. 348 or are minor policy changes.

Item 1.2t requires that by October 15, 2013 that 595 acres shall be designated with a higher density in the General Plan. Since this action item was not met, the County received an additional RHNA allocation of 290 acres that needed to be re-designated.

General Plan Amendment No. 1130 will address the 885 (595+290) acres that need to be re-designated to meet the obligation from the 4^{th} cycle Housing Element.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply

that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating

that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4 of Ordinance No. 348.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1122 falls into the Entitlement/Policy category, because it is an update of the Housing Element.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

- A. The proposed change does not conflict with:
 - (1) The Riverside County Vision.

The Riverside County Vision Statement (Chapter 2 of the General Plan) identifies the "richly varied range of income categories" available within the County and also states that "housing is available in every increment of this range". The Housing Element is a promotion of this General Plan Vision by identifying the various income levels and associated housing needs that need to be met for each category. The Housing Element identifies funding opportunities, establishes programs and policies, and prescribes responsibilities for several County departments to implement the policies established as part of the Housing Element. Therefore, by integrating the Housing Element into the General Plan, the County's vision is promulgated and would not change or conflicted with by the addition of an updated Housing Element.

(2) Any General Plan Principle.

The General Plan provides several Principles that establish direction for land use, economic, and housing development. Specifically, subsection D of Appendix B (General Planning Principles) states that "the Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace." The County's updated and revised Housing Element specifically implements these provisions. The Housing Element will include programs and policies are proposed within the County's Action Plan to meet the overall housing demands in the County for all specified income categories (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by integrating the Housing Element into the General Plan, the County's General Planning Principles are promoting in regards to Housing (subsection D of Appendix B) and the proposed General Plan Amendment would not change or conflicted with by the addition of an updated Housing Element.

(3) Any Foundation Component designation in the General Plan.

The County's Housing Element and associated General Plan Amendment is a policy document that sets forth programs and policies to address the County's affordable housing needs. The General Plan Amendment proposes to amendment the Housing Element of the General Plan, which is not classified in any Land Use Foundation or Designation. Therefore, the integration of

the Housing Element into the General Plan will not cause a change or conflict with any Foundation Component designation in the General Plan.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The Housing Element is a required component of the General Plan and the inclusion of it contributes to the achievements of the overall General Plan.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The proposed General Plan Amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consists of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision making, and sets forth an action program to implement housing goals through 2021.

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1122. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

LR:lr

Y:\Advanced Planning\Housing Element (2013 - 2021)\GPIP Staff Report 1122.docx

Date Prepared: 11/18/13 Date Revised: 11/21/13

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 (916) 263-2911 / FAX (916) 263-7453 www.hcd.ca.gov



August 19, 2013

Mr. Jay Orr, County Executive Officer County Administrative Center 4080 Lemon Street - 4th Floor Riverside, California 92501

Dear Mr. Orr:

RE: Review of the County of Riverside's 4th cycle (2008-2014) Adopted Housing Element

Thank you for submitting the County of Riverside's housing element adopted on April 30, 2013 and received for review on June 26, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). This finding is based on, among other things, the County's commitment to rezone 595 acres to the Highest Density Residential (HHDR) zone to accommodate the regional housing need for lower- income households demonstrated by Program 1.2t. The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on April 12, 2013 and determined to comply with statutory requirements.

The Department is pleased to inform the County that 4th cycle housing element compliance makes the County eligible to meet one of the threshold requirements of the Housing Related Parks (HRP) Program that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at http://www.hcd.ca.gov/hpd/hrpp/.

Among many other components, implementation and community participation are critical to the housing element process. Given the late timing in the planning period, the Department urges the County to expeditiously implement its program such as Program 1.2t (rezone) or various other zoning amendments (e.g., 1.2q, 1.2s, 1.3e, 1.5g and 3.3b). In addition, the Department received significant comments from California Rural Legal Assistance (CRLA) regarding a variety of issues under housing element law. The County should continue to engage the community and CRLA to address those issues as part of the upcoming 5th cycle housing element update.

Mr. Jay Orr, County Executive Officer Page 2

The Department appreciates the hard work and dedication of Riverside County's housing element update team and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,

Glen A. Campora

Assistant Deputy Director

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT Division of Housing Policy Development

1800 Third Street, Suite 430 P. O. Box 952053 Sacramento, CA 94252-2053 (916) 323-3177 FAX (916) 327-2643



Incentives for Housing Element Compliance

Updated January 2009

Housing elements have been mandatory portions of local general plans in California since 1969. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and cooperation between government and the private sector is critical to attainment of the State's housing goals. Housing element law is the State's primary market-based strategy to increase housing supply, affordability and choice. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

To incentivize and reward local governments that have adopted compliant and effective housing elements, several housing, community development and infrastructure funding programs include housing element compliance as a rating and ranking or threshold requirement.

Housing element compliance is generally included as a rating and ranking criteria in programs where the primary applicants are local governments. As eligible applicants vary by program, (e.g., only non-entitlement jurisdictions eligible for State CDBG or HOME programs) not all jurisdictions are affected by these programmatic requirements.

The effect or significance of the housing element factor within the context of other competitive factors varies by program. Please refer to program specific information available for the specific criteria utilized including timing requirements.

California Department of Housing and Community Development

 Building Equity and Growth in Neighborhoods (BEGIN) Program http://www.hcd.ca.gov/fa/begin

<u>Program Description</u>: The BEGIN Program is a homeownership program providing grants to local governments that reduce regulatory constraints to housing. Grants are provided for downpayment assistance to low- and moderate-income first-time homebuyers.

<u>Housing Element Criteria</u>: Points are granted for jurisdictions with an adopted housing element found in substantial compliance with State housing element law.

Home Investments Partnerships (HOME) Program (Federal) http://www.hcd.ca.gov/fa/home

<u>Program Description</u>: The HOME Program provides grants to cities, counties, and State-certified CHDO's for housing rehabilitation, new construction, and acquisition and rehabilitation for both single family and multifamily housing projects serving lower-income renters and owners.

<u>Housing Element Criteria</u>: Points are granted for jurisdictions with an adopted housing element found in substantial compliance with State housing element law.

Community Development Block Grant (CDBG) Program http://www.hcd.ca.gov/fa/cdbg

General Allocation

<u>Program Description</u>: The CDBG/GA Program provides funds for new construction, housing acquisition, housing programs, housing rehabilitation, public services, community facilities, economic development, and public works.

<u>Housing Element Criteria</u>: To be eligible for funding, a jurisdiction's housing element must be adopted pursuant to Government Code Section 65585 by a date established in the NOFA/Application.

Planning and Technical Assistance

<u>Program Description</u>: CDBG/PTA Program provides funds for planning and feasibility studies related to CDBG-eligible activities.

<u>Housing Element Criteria</u>: To be eligible for funding, a jurisdiction's housing element must be adopted pursuant to Government Code Section 65585 by a date established in the NOFA/Application.

Infill Incentive Grant (IIG) Program http://www.hcd.ca.gov/fa/iig/

<u>Program Description</u>: The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill housing development.

<u>Housing Element Criteria</u>: To be eligible for funding, projects must be located in a locality which has an adopted housing element that has been found by the Department to be in substantial compliance as of the due date for applications pursuant to the NOFA.

Housing Related Parks (Parks) Program http://www.hcd.ca.gov/hpd/hrpp/

<u>Program Description:</u> The Housing Related Parks Program creates incentives and rewards I cities and counties with documented housing starts for newly constructed units affordable to very low or low-income households with grant funds which can be used to create new parks or rehabilitation or improvement to existing parks.

Housing Element Criteria: To be eligible for funding Cities and counties must have an adopted housing element that the Department has found to be in substantial compliance with State housing element law by the end of the 12-month period (CY) for which application is made. In addition, jurisdictions must have submitted to the Department the annual progress report required by Section 65400 of the Government Code within the preceding 12 months.

Local Housing and Trust (LHTF) Program http://www.hcd.ca.gov/fa/ahif/lhtf.html

<u>Program Description:</u> The LHTF helps finance local housing trust funds dedicated to the creation or preservation of affordable housing. The program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.

<u>Housing Element Criteria:</u> To be eligible for funding, Cities and counties must have adopted housing elements that the Department has found in compliance with State housing element law.

Workforce Housing Reward (WFH) Program (no current funding available)
 http://www.hcd.ca.gov/fa/whrp

<u>Program Description</u>: The WFH Program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low- or low-income households. Grant funds can be used for a wide range of capital asset projects including parks, street/infrastructure improvements, recreational facilities, housing, neighborhood improvements, public safety and community revitalization efforts.

<u>Housing Element Criteria</u>: To be eligible for funding, a jurisdiction must have an adopted housing element that has been found in compliance by the Department by a date established in the NOFA/Application.

Other Statewide Programs

 California Debt Limit Allocation Committee of State Treasurer's Office Single Family Home Program http://www.treasurer.ca.gov/cdlac/procedures/adopted.pdf

<u>Program Description</u>: Reduced interest, tax-exempt bonds to finance affordable housing projects, both rental and homeownership.

<u>Housing Element Criteria</u>: The proposed Single Family Home Program must be consistent with the adopted housing element for the jurisdiction in which the program is to be operated.

California Infrastructure and Economic Development Bank (I-Bank)
 Infrastructure State Revolving Fund (ISRF) Program
 http://www.ibank.ca.gov/ttca/pdfs/detail/inf bank/BoardApprovedCriteriarevised02-01-07.pdf

<u>Program Description</u>: The ISRF Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. Eligible project categories include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational facilities, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment and distribution, defense conversion, public safety facilities, and power and communications facilities.

<u>Housing Element Criteria</u>: Points will be granted for jurisdictions or applicants located within a jurisdiction with a Department approved housing element.

 California Housing Finance Agency Housing Enabled by Local Partnerships (HELP) Program http://www.calhfa.ca.gov/localities/help/index.htm

<u>Program Description</u>: The HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family homeownership, or preservation of multifamily and special needs units).

Housing Element Criteria: Proposals must include documented housing plans that demonstrate that the proposed housing activity described in the application has been identified as a local housing priority. Eligible documented housing plans include the housing elements, consolidated plans, redevelopment plans or other general housing plans that the locality's governing board has ratified. Applications must also include evidence that a plan has been approved.

Agenda Item No.: 2.3 Area Plan: All Area Plans

Zoning: All Zoning Districts and Areas

Supervisorial District: All Project Planner: Larry Ross

Planning Commission: December 4, 2013

General Plan Amendment No. 1130 (Entitlement/Policy Amendment)
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT No. 1130 proposes to amend the Riverside County General Plan Land Use Element by changing approximately 885 acres throughout the County from Medium High Density Residential (5-8 units per acre) and High Density Residential (8-14 units per acre) to Highest Density Residential (20-40 units per acre) to meet state law requirements.

The proposed Amendment is County wide and includes all Area Plans.

ISSUES OF POTENTIAL CONCERN:

State Law requires all jurisdictions to have an adopted and certified Housing Element. The Housing Element shall be updated every eight years. Riverside County recently adopted the 4th Cycle Housing Element (2006-2014) on April 30, 2013 and it was conditionally certified by the State on August 19, 2013.

The State of California Department of Housing and Community Development (HCD) conditionally certified the 4th Cycle Housing Element based upon a number of changes to Ordinance No. 348, policy changes and a re-designation of 595 acres to Highest Density Residential (20-40 units per acre) by October 15, 2013.

The changes required by HCD in regards to Ordinance No. 348 and policy changes are part of a separate effort, the comprehensive update to Ordinance No. 348.

As a result of the tight time frame between the conditional certification on August 19, 2013 and the deadline of October 15, 2013, the County was unable to re-designate the 595 acres and the State allocated an additional 290 acres. The County must now re-designate 885 acres to Highest Density Residential (20-40 units per acre).

The County is also processing General Plan Amendment No. 1122 to update and adopt the 5th Cycle Housing Element (2013-2021); this effort is running concurrently with this permit. The conditions from the 4th cycle letter from HCD carry over, and the County can adopt the 5th cycle Housing Element, but the State will not certify the 5th Cycle Housing Element until the re-designations occur.

Until such time the 5th Cycle Housing Element is certified by the State, the County is vulnerable to additional allocations of housing units and more acres would need to re-designated if additional allocations occur. Once certified, the County would be protected from additional allocations by the State until October 31, 2021.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1130 falls into the Entitlement/Policy category, because all the proposed changes will occur within the same existing Foundation Component.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

- A. The proposed change does not conflict with:
 - (1) The Riverside County Vision.

The Riverside County Vision Statement (Chapter 2 of the General Plan) identifies the "richly varied range of income categories" available within the County and also states that "housing is available in every increment of this range". The Housing Element is a promotion of this General Plan Vision by identifying the various income levels and associated housing needs that need to be met for each category. The Housing Element identifies funding opportunities, establishes programs and policies, and prescribes responsibilities for several County departments to implement the policies established as part of the Housing Element. Therefore, by integrating the Housing Element into the General Plan, the County's vision is promulgated and would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No. 1130 is a component of the Housing Element and part of the implementation of the Housing Element.

(2) Any General Plan Principle.

The General Plan provides several Principles that establish direction for land use, economic, and housing development. Specifically, subsection D of Appendix B (General Planning Principles) states that "the Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and

density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace." The County's updated and revised Housing Element specifically implements these provisions. The Housing Element will include programs and policies are proposed within the County's Action Plan to meet the overall housing demands in the County for all specified income categories (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by integrating the Housing Element into the General Plan, the County's General Planning Principles are promoting in regards to Housing (subsection D of Appendix B) and the proposed General Plan Amendment would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No. 1130 is a component of the Housing Element and part of the implementation of the Housing Element.

(3) Any Foundation Component designation in the General Plan.

The County's Housing Element and associated General Plan Amendment is a policy document that sets forth programs and policies to address the County's affordable housing needs. The General Plan Amendment proposes to amendment the Housing Element of the General Plan, which is not classified in any Land Use Foundation or Designation. Therefore, the integration of the Housing Element into the General Plan will not cause a change or conflict with any Foundation Component designation in the General Plan. General Plan Amendment No. 1130 is a component of the Housing Element and part of the implementation of the Housing Element.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or,

The Housing Element is a required component of the General Plan and the inclusion of it contributes to the achievements of the overall General Plan. General Plan Amendment No. 1130 is a component of the Housing Element and part of the implementation of the Housing Element.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The proposed General Plan Amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consists of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision making, and sets forth an action program to implement housing goals

through 2021. General Plan Amendment No. 1130 is a component of the Housing Element and part of the implementation of the Housing Element.

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1130. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

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Y:\Advanced Planning\Housing Element (2013 - 2021)\GPIP Staff Report 1130.docx

Date Prepared: 11/19/13 Date Revised: 11/21/13 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 (916) 263-2911 / FAX (916) 263-7453 www.hcd.ca.gov



August 19, 2013

Mr. Jay Orr, County Executive Officer County Administrative Center 4080 Lemon Street - 4th Floor Riverside, California 92501

Dear Mr. Orr:

RE: Review of the County of Riverside's 4th cycle (2008-2014) Adopted Housing Element

Thank you for submitting the County of Riverside's housing element adopted on April 30, 2013 and received for review on June 26, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). This finding is based on, among other things, the County's commitment to rezone 595 acres to the Highest Density Residential (HHDR) zone to accommodate the regional housing need for lower- income households demonstrated by Program 1.2t. The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on April 12, 2013 and determined to comply with statutory requirements.

The Department is pleased to inform the County that 4th cycle housing element compliance makes the County eligible to meet one of the threshold requirements of the Housing Related Parks (HRP) Program that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at http://www.hcd.ca.gov/hpd/hrpp/.

Among many other components, implementation and community participation are critical to the housing element process. Given the late timing in the planning period, the Department urges the County to expeditiously implement its program such as Program 1.2t (rezone) or various other zoning amendments (e.g., 1.2q, 1.2s, 1.3e, 1.5g and 3.3b). In addition, the Department received significant comments from California Rural Legal Assistance (CRLA) regarding a variety of issues under housing element law. The County should continue to engage the community and CRLA to address those issues as part of the upcoming 5th cycle housing element update.

Mr. Jay Orr, County Executive Officer Page 2

The Department appreciates the hard work and dedication of Riverside County's housing element update team and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,

Glen A. Campora

Assistant Deputy Director

3:1

Agenda Item No.:

Area Plan: Harvest Valley/Winchester

Zoning Area: Winchester

Supervisorial District: Third/Third

Project Planner: Matt Straite

Planning Commission: December 4, 2013

SPECIFIC PLAN NO. 293,

SUBSTANTIAL CONFORMANCE NO. 6;

CHANGE OF ZONE NO. 7773;

TENTATIVE TRACT MAP NO. 36417

Environmental Assessment No. 42500 Applicant: Winchester Meadows LLC

Engineer/Representative: Keith Gardner

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 293, Substantial Conformance No. 6 proposes to merge Planning Areas 15 and 16 into one Planning Area, '15'. Additionally, this application will modify the Land Use Designation names; and address some errors in the previous version of the Specific Plan. It should be noted that there will there be no increase in the total dwelling units in the overall specific plan, and no changes in the land use densities.

Change of Zone No. 7773 proposes to modify the existing Specific Plan zoning ordinance text to allow for a minimum lot size of 4,000 square feet in the proposed merged Planning Area 15. In addition, the Change of Zone will also formalize the Planning Area boundaries for the proposed merged PA 15.

Tentative Tract Map No. 36417 is a subdivision of 51.43 acres into 243 residential lots and six open space lots. The residential lots will range from 4,000 square feet to 11,324 square feet.

The project is located in the Southwest Area Plan, more specifically it is northerly of Holland Road, easterly of Briggs Road.

ISSUES OF POTENTIAL CONCERN:

Background

The project site had a previous tentative map approved, TR30266, which has not yet expired. Most the infrastructure has been installed. The applicant has re-designed the tract to include an open channel on the east side of the project, along Leon Road and to increase the density in the project to offset the loss of the units due to the channel. While re-designing the applicants team has attempted to leave the previous street design intact, thus leaving the existing infrastructure intact as well. Planning has been sensitive to this constraint during review of the project. All streets in the project are identical to those featured in the previous tentative map. Many of the lots on the eastern half of the proposed map are identical to those shown on the previous map for the site. The western half of the project is proposing an increase in density. The site was previously two planning areas that are now being merged into one because the requirements for the two halves of the project are identical in the Specific Plan and the zoning ordinance.

Specific Plan Build out and lot sizes

The proposed project is located within Specific Plan No. 293A5. Most of the residential areas within this Specific Plan feature previously approved tentative maps at many different densities. It is important to look at the proposed project in context of the surrounding *previously approved* development because while most of the Specific Plan is tentatively approved, nothing has been constructed on site. The

SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO. 6; CHANGE OF ZONE NO. 7773;

TENTATIVE TRACT MAP NO. 36417

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proposed density, taken out of context, may appear inappropriate to the site. The area today is nothing but vacant graded pads. Attached Exhibit A shows these different surrounding approved developments:

- TR34677 to the north of the project site on Olive Ave. and Leon Road within Planning Areas 8 a and b, and 9 a and b was approved in 2009 for 422 higher density lots ranging from 3,600 to 4,000 square feet.
- TR31100 also north of the project site along Olive Ave. and Ventana Road in Planning Areas 7, 11, and 12 was approved in 2006 for 243 6,000 square foot residential lots.
- TR33498 located on the south side of the Salt Creek Channel in Planning Area 22 was approved in 2006 for 1 condo lot with 225 residential units.
- TR36288 located to on the south side of the Salt Creek Cannel in Planning Area 19 was approved in 2012 for a 72 single family lots with a minimum lot size of 3,600 square feet.

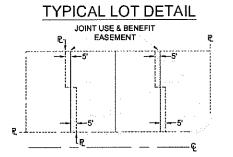
The proposed project is consistent with the Specific Plan, as revised by Substantial Conformance No. 6 (part of this proposal) and consistent with the density of PA 15 and 16 as shown in the approved version of the Specific Plan, SP293A5.

Alternative Design

The Planning Commission has directed Staff in the past to require floor plans and elevation for residential subdivisions with lots at, or under, 5,000 square feet. The intent is to show more detail on the project. The Commission has indicated that in order for them to support the smaller residential lots, the details become critical to the project and a determination often depends on the details. Only the western portion of this project features lots small enough to trigger this requirement. The applicant submitted floor plans and elevations and those have been provided to the commission.

Staff has concerns with the elevations. Smaller residential lots can work well in places where an innovative lot design is used, such as alley loaded or zipper lot configurations. A traditionally plotted single family home on a small residential lot creates an effect on the streetscape of endless garage doors. It gives the appearance that only cars live in the community, not people. Smaller lots work best when the design features front doors that front onto the street, architecture that is closer to the street, front porches, and an increase in detail for the architecture. These design elements foster an aesthetically pleasing street scene that leaves more street parking (less curb cuts), a more hospitable pedestrian environment, and a safer street scene with less vehicles.

The floor plans and elevations submitted meet none of these criteria. The structures are all 2 story, relatively box like with little articulation and create a monotonous street scene. Windows for the structures are not placed in a way that addresses the need for privacy between structures. There is no street furniture used to break up the massing of the units. The front doors are obscured from the street, which is a safety concern. The applicants design is inconsistent with many provisions of the Specific



Plan. Staff, for these reasons, cannot support the project as proposed.

Staff could support an alternative design that would feature a paired z lot configuration, often called 'zipper lots'. The lot line between two lots spans ½ of the depth between the two lots, then at the ½ way point it offsets by usually about 5-10 feet, then continues parallel to the original line until it reaches the rear of the lots. As shown in the graphic on this page, a zipper

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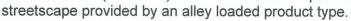
lot allows a portion of the lot to feature an easement. Shown below is a graphic illustrating this design.



As shown above, the benefit of this type of design that it creates an aesthetic along the street that is more conducive to pedestrian activity and greatly minimizes the appearance of garage doors. Planning can support the general layout and design of the tract.

Further, the tentative tract map to the north of the project site, within the Specific Plan, was approved in 2009 and features an alley loaded product type that conforms to all aspects of the General Plan and the Specific Plan. This type of design allows facades with no garage doors and with no curb cuts on the street. Thus similar development, across the street, has been able to accommodate innovative higher density designs that address all the needs of the County and the community. See illustration from the

Las Paraderas (TR34677) shown in this staff report showing the kind of







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An introduction to the conditions of approval for a Specific Plan Substantial Conformance

Because there are so many new Planning Commissioners, Staff is including a brief explanation of the structure we use for the conditions of approval for a Substantial Conformance to a Specific Plan (SPSC). The condition process for an SPSC is unique to this application type. An SPSC can be used as a tool to do many different things to a Specific Plan. One of the primary functions of an SPSC is to alter one or many conditions of approval for the parent Specific Plan. This is permitted by the ordinance. Any proposed changes to the conditions can be requested by the applicant, or can be proposed by staff. Planning staff always uses this opportunity to re-visit the conditions of the Specific Plan and be sure they meet all current County and State requirements. An SPSC should be viewed as a tool that is used to alter the parent Specific Plan. The Planning Commission and the Board approve the changes to the parent Specific Plan, using the SPSC. Once the changes to the parent SP have been made, the SPSC is locked in the main County system and no longer used to implement the SP. Having that said, there are conditions of approval to an SPSC, but they are only explaining to the Planning Commission and the Board what changes will be made to the parent Specific Plan. For that reason. Planning Staff includes the SPSC COA's in this staff report, but we also include a full set of the parent Specific Plan conditions of approval in the staff report with any new proposed conditions included in the parent set. These new conditions are left in DRAFT status in the parent Specific Plan conditions of approval, so it is clear what is proposed by the SPSC.

Last, most SPSC applications are accompanied by some kind of use case or subdivision. This project is no exception. This project also includes a Tentative Tract Map (TR). The conditions for the TR are included. However, in a normal situation any TR in a Specific Plan would show certain Specific Plan conditions included in the TR set of conditions. The attached TR conditions do not. This has been done by design because the parent conditions will be modified by the SPSC. Thus, including Specific Plan conditions in the TR set would be misleading. Additionally, we would basically be providing two sets of identical conditions to the Planning Commission and the Board.

Specific Plan Land Use Designation Nomenclature

In the past, the County has permitted Specific Plans to create their own Land Use Designation titles. After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. As a result, the Planning Department has been directed by Counsel to have SP Land Use Designations match the General Plan Designations. Applicants are no longer permitted to create custom designations like "School" or "Basin". Planning has permitted applicants to add custom suffixes to existing General Plan Land Use Designations, such as "Public Facilities- School." Many recent Specific Plans have used this approach. When an older Specific Plan is proposing any changes, Planning requires applicants to revise these older plans to use more current titles. This kind of a change does not require a Specific Plan Amendment because changing the title does not change the density ranges permitted within those Land Use Designations. As such, this Specific Plan Substantial Conformance proposes to revise the titles of the Land Use Designations to match the existing General Plan. According to Ordinance No. 348, any change to the density of a Planning Area would require a Specific Plan Amendment. In other words, if the color on the Land Use Plan is changing, it would require an Amendment, not a Substantial Conformance.

One specific instance within this proposed substantial conformance should be brought to the Commissions attention. The currently approved version of the Specific Plan, SP293A5, contained an error. Planning Area 18 permitted 14-20 Dwelling Units per Acre, but was incorrectly labeled High Density Residential (HDR). In actually that density range should be classified as Very High Density

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Residential (VHDR). Therefore the proposed changes appear to be adding a new Planning Area density, in actuality, the density is consistent with the approved Specific Plan, only the title is changing. For this reason, it is consistent with the provisions of a Specific Plan Substantial Conformance.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):

Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Commercial, Light Manufacturing, Medium Manufacturing. School. School/MDR, School/MHDR, Parks, and Open Space in accordance with Specific Plan No. 293A5 (The Substantial Conformance to the Specific Plan proposes to revise the designations nomenclature to: Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Light Industrial (LI), Public Facilities-School (PF), Public Facilities-School/MDR (PF), Public Facilities-School/MHDR (PF), Open Space- Recreation- Parks (OS-R), and Open Space (OS) in accordance with Specific Plan No. 293A5)

2. Surrounding General Plan Land Use (Ex. #5):

Medium Density Residential (MDR) per Specific Plan No. 260, Light Industrial (LI), Public Facilities (PF), Estate Density Residential (EDR), to the north; Medium Density Residential (MDR), and Open Space Residential (OS-R) to the east; Medium Density Residential (MDR) and Open Space-Conservation (OS-C) per Specific Plan NO. 288; City of Menifee, Medium Density Residential (MDR), Rural Mountainous (RM), Estate Density Residential (EDR) to the west; and, Rural Mountainous (RM), Agricultural (AG), Medium Density Residential (MDR), and Open Space-Conservation (OS-C) to the South.

3. Existing Zoning (Ex. #2):

4. Surrounding Zoning (Ex. #2):

Specific Plan (SP)

Rural Residential (R-R) and One Family Dwellings (R-1) to the north, City of Menifee and Rural Residential (R-R) to the west, Specific Plan Zone (SP 293) to the north; Specific Plan Zone (SP 288) and Rural Residential (R-R) to the east, and Rural Residential (R-R), Agriculture Poultry (AP), Light Agriculture- 5 Acre Minimum (A-1-5), and Residential Agriculture- 5 Acre Minimum (R-A-5) to the south.

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5. Existing Land Use (Ex. #1):

Vacant

6. Surrounding Land Use (Ex. #1):

Vacant

7. Project Data:

Total Acreage: 2844.6 (for the SP)
Total Proposed Residential Lots: 243

Proposed Min. Lot Size: 4,000

Schedule: A

8. Environmental Concerns:

See attached Addendum

THE PLANNING DEPARTMENT RECOMMENDS THAT THE COMMISSION TAKE ONE OF THE FOLLOWING ACTIONS:

Option 1

<u>DENIAL</u> of **TENTATIVE TRACT MAP NO. 36417**, as designed by the applicant, based on the findings subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDERATION of ADDENDUM NO. 4 TO EIR NO. 380, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVAL of SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, merging Planning Areas 15 and 16 into one Planning Area, '15,' modifying the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

<u>APPROVAL</u> of CHANGE OF ZONE NO. 7773, amending the Specific Plan zoning ordinance, for the subject property and formalizing the Planning Area Boundary for Planning Area 15, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors.

Or Option 2

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

<u>CONSIDERATION</u> of **ADDENDUM NO. 4 TO EIR NO. 380**, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVAL of SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, merging Planning Areas 15 and 16 into one Planning Area '15,' modifying the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific

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Plan, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

<u>APPROVAL</u> of **CHANGE OF ZONE NO. 7773**, amending the Specific Plan zoning ordinance, for the subject property and formalizing the Planning Area Boundary for Planning Area 15, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

<u>APPROVAL</u> of **TENTATIVE TRACT MAP NO. 36417**, based on a re-design of the map made between Planning Commission and the Board of Supervisors hearing and based on the findings subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS for TENTATIVE MAP DENIAL (for Option No. 1): The following findings are in addition to those incorporated in the summary of findings and in the attached Addendum which is incorporated herein by reference.

- 1. Pursuant to Ordinance 460.151 Section 7.1 the design of the proposed land subdivision is not consistent with applicable General and Specific Plans because:
 - a. The proposed design of the map is inconsistent with General Plan Policy LU 3.1 which requires streets to be designed so that they are friendly to pedestrians. The monotonous pattern of garage doors created by box like design of the residential units creates an aesthetic that is detrimental to a pedestrian friendly environment.
 - b. The proposed design of the map is inconsistent with General Plan Policy LU 3.3 which requires designs to create a special sense of place and quality of design. The monotonous pattern of garage doors created by the box like design of the residential units does not provide the appearance of high quality and/or design.
 - c. The proposed design of the map is inconsistent with General Plan Policy LU 4.1 which requires:
 - i) Designs to comply with the design standards of an area (a). The monotonous pattern of garage doors created by the box like design of the residential units does not adhere to the Specific Plan Design Guidelines which requires superior design.
 - ii) Encourage innovative and creative design concepts (g). The monotonous pattern of garage doors created by the box like design does not employ innovative design to address the issues created by using the traditional plotting for the lots. More innovative design could create used in this area such as alley loaded lots or zipper lot designs just to name a few examples.
 - iii) Site buildings access points along sidewalks, pedestrian areas, and include amenities that encourage pedestrian activity(r). The proposed project places front entry along the street in a way that places emphasis on the garage door, not the front door. The lack of interesting architecture, the monotonous rows of garage doors, are detrimental to pedestrian activity because the design lacks a level of interest created through architecture and front entries.
 - iv) To create human scale ground floor environments (t). The monotonous pattern of garage doors created by the box like design of the residential units does not create a human scale of development. The garage doors are far too large to create a human scale. Windows, front porches, window boxes, soft landscaping and other elements, only possible when the garage door is not emphasized, can create this kind of a human scale environment.
 - d. The Specific Plan project wide Development Standards indicate that doors and windows should be visible from the street to assure public safety. As designed, the bulk of the structures are garage doors, not pedestrian doors and windows.

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- e. The Specific Plan standards for Planning Area 15 (in the Substantial Conformance No. 6 version of the Specific Plan) indicate that the design guidelines should be utilized. The design guidelines indicate that:
 - i) The development design within each village should strive to be of high quality and well integrated (section D2). The use of garage doors as the predominant feature on each residential structure does not comply with the requirement to design a well-integrated community. Such a design discourages pedestrian use, interaction with neighbors, and an asthenic sense of place as previously outlined.
 - ii) The images used as samples throughout the residential architectural design guidelines in the Specific Plan illustrate wide architecture fronting the street, with garage doors playing a subservient roll to the structure, not a predominant roll.
 - iii) Section D3, the Architectural Design Guidelines of the Specific Plan explain in subsection a that:
 - (1) The structures shall cerate architecturally distinct structures through use of various components. The project does not comply because it uses primary garage doors on the front of each structure.
 - (2) The structures shall present an appropriate orientation towards adjacent land uses. The project does not comply because it does not present any kind of distinct architecture towards other land uses, such as other homes in the community. Every angle of the proposed structure features large expanses of wall, with little to no articulation which is inappropriate.
 - (3) Create an aesthetically pleasant profile. Again, each proposed structure is box like with large expanses of walls, which do not create an aesthetically pleasant profile in any direction.
 - iv) Section D3, the Architectural Design Guidelines of the Specific Plan explain in subsection b that:
 - (1) The project shall avoid visual repetition and create a desirable visual environment. The monotonous pattern of garage doors created by the box like design of the residential units demonstrates just such a pattern, and is therefore inconsistent with this requirement.
 - (2) Authentically replicate selected architectural styles. The box like style of the proposed project does not replicate any of the style characteristics demonstrated in the Specific Plan.
 - v) Section D3, the Architectural Design Guidelines of the Specific Plan explain in subsection c that:
 - (1) The structures should use articulated facades. The box like architecture features large expanses of un-articulated walls on all sides of the structures.
 - (2) The structures are required to use varied roof planes. The box like architecture does allow the varied use of roof planes, and is inconsistent with this requirement.
 - vi) Section D4(b) pertaining to lot layout indicates that the lot layout should orient visible entries to the street and encourage public activity in the public realm and welcome visitors from the on-street parking. As previously explained, the project does not orient man doors to the street and does not foster public participation with the street. The continued use of garage doors on the front of the structure discourages public pedestrian participation in the public realm when the only visual interest from the side walk is garage doors. Further, On street parking is significantly reduced when the bulk of the street interface is curb cuts from long narrow lots. The significant reduction in public parking created by this non-innovative design makes it inconsistent with this requirement to which calls for on street parking.

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CONCLUSION for TENTATIVE MAP DENIAL:

1. The design of the proposed Tentative Map is inconsistent with the Specific Plan and the General Plan.

FINDINGS for SPECIFIC PLAN SUBSTANTIAL CONFORMANCE and CHANGE OF ZONE (for Option No. 1) APPROVAL and for APPROVAL of the TENTATIVE MAP should the project be redesigned (as outlined in Option No. 2): The following findings are in addition to those incorporated in the summary of findings and in the attached Addendum which is incorporated herein by reference.

- 2. The project site is designated Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Commercial, Light Manufacturing, Medium Manufacturing, School, School/MDR, School/MHDR, Parks, and Open Space in accordance with Specific Plan No. 293A5 (The Substantial Conformance to the Specific Plan proposes to revise the designations nomenclature to: Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Light Industrial (LI), Public Facilities-School (PF), Public Facilities-School/MHDR (PF), Open Space- Recreation- Parks (OS-R), and Open Space (OS) in accordance with Specific Plan No. 293A5).
- 3. The proposed use, residential lots with a minimum of 4,000 square feet, is permitted in the Land Use Designations listed above.
- 4. The project site is surrounded by properties which are designated Medium Density Residential (MDR) per Specific Plan No. 260, Light Industrial (LI), Public Facilities (PF), Estate Density Residential (EDR), to the north; Medium Density Residential (MDR), and Open Space-Residential (OS-R) to the east; Medium Density Residential (MDR) and Open Space-Conservation (OS-C) per Specific Plan NO. 288; City of Menifee, Medium Density Residential (MDR), Rural Mountainous (RM), Estate Density Residential (EDR) to the west; and, Rural Mountainous (RM), Agricultural (AG), Medium Density Residential (MDR), and Open Space-Conservation (OS-C) to the South.
- 5. The zoning for the subject site is Specific Plan.
- 6. The proposed use, residential, is a permitted by right in the Specific Plan zone.
- 7. The project site is surrounded by properties which are zoned Rural Residential (R-R) and One Family Dwellings (R-1) to the north, City of Menifee and Rural Residential (R-R) to the west, Specific Plan Zone (SP 293) to the north; Specific Plan Zone (SP 288) and Rural Residential (R-R) to the east, and Rural Residential (R-R), Agriculture Poultry (AP), Light Agriculture- 5 Acre Minimum (A-1-5), and Residential Agriculture- 5 Acre Minimum (R-A-5) to the south.
- 8. While the area surrounding the project site is generally vacant land, similar uses have been entitled in the project vicinity.
- 9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

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- 10. This land division is not located within a CAL FIRE state responsibility area][a very high fire hazard severity zone.
- 11. Pursuant to CEQA section 15164, overall, the proposed project would result in impacts that are less than or equal to those addressed in Addendums 1, 2, and 3 to Environmental Impact Report No. 380 and the EA for Tentative Tract No. 30266. As demonstrated in the accompanying Environmental Assessment No. 42500 (EA42500), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 380 and addenda thereto. More specifically:
 - a. Subsequent to the certification of FEIR No. 380 and approval of SP No. 293A5, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
 - c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 380 and addenda thereto, and would therefore not result in any new significant effects that were not previously identified.
 - d. The proposed Project would result in a comparable level of development permitted under the approved SP No. 293A5, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 380 and addenda thereto.
 - e. An updated report was prepared for air quality/greenhouse gas emissions. The technical report did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 380. Specifically, the updated technical report concluded that the project is producing less greenhouse gas than is considered significant by the Air Quality management Board. Therefore, although the project is producing GHG's, it is considered to be an insignificant increase one additional mitigation measures was required, however, the issue remains less than significant.

CONCLUSIONS for SPECIFIC PLAN SUBSTANTIAL CONFORMANCE and CHANGE OF ZONE (for Option No. 1) APPROVAL and for APPROVAL of the TENTATIVE MAP should the project be redesigned (as outlined in Option No. 2):

- 1. The proposed project is in conformance with the Land Use Designations shown in the Specific Plan, and with all other elements of the Riverside County General Plan and SP293A5 as modified through Substantial Conformance No. 6.
- 2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
- 4. The public's health, safety, and general welfare are protected through project design.
- 5. The proposed project is clearly compatible with the present and future logical development of the area.

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- 6. The proposed project will not have a significant effect on the environment.
- 7. The project is consistent with the provisions of CEQA section 15162.
- 8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Tribal Land:
 - c. Airport Influence Area;
 - d. High Fire Area;
 - e. Fault Zone;
 - f. City Sphere of Influence; and,
 - g. Historic Preservation District.
- 3. The project site is located within:
 - The boundaries of the Harvest Valley/Winchester Area Plan;
 - b. The boundaries of the Highway 79 Policy Area;
 - c. San Jacinto Valley Watershed;
 - d. County Service Area #146 Street Lighting and Library; and,
 - e. Mount Palomar Observatory Lighting (Ordinance No. 655) Zone B, 27.63 miles.

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Date Prepared: 01/01/01 Date Revised: 10/25/13

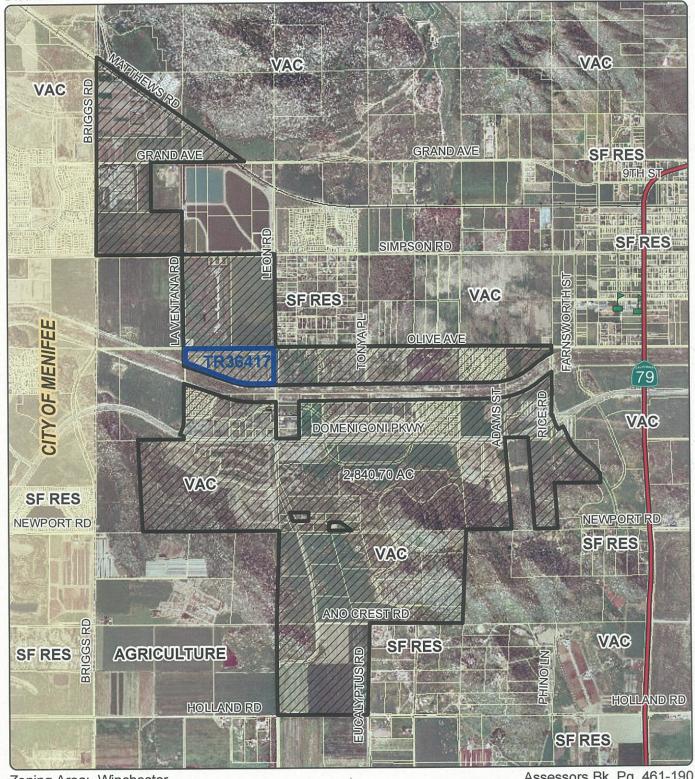
RIVERSIDE COUNTY PLANNING DEPARTMENT SP00293S6 CZ07773 TR36417 Supervisor Stone Date Drawn: 05/29/2013 **EXISTING GENERAL PLAN** District: 3 Exhibit 5 RC-EDR MDR RM RM CHAMBERS AVE MATTHEWS RD PF RR BRIGGS RD CR OS-R VLDR GRAND AVE **GRAND AVE** PF Ш CR SIMPSON RD MDR MHDR **VLDR** OS-R MDR OS-R HDR CR OLIVE AVE OS-R OS-R JR3641 OS!R MDR MDR MDR 2840.70 AG CR PF VHDR MHDR MHDR CR MHDR CR DOMENIGONI PKWY CR HDR OS-R RM MHDR CR MDR MDR CT OS-C VLDR OS-C CR NEWPORT RD BUSBY RE MDR LDR CT AG OS-C RM RM MHDR OS-C LA PIEDRA CR **OS**F ANO CRESTIRD OS-R CR HDR **EDR** MHDR RM CT FP CALYPT HOLL:AND RD MUPA MDR VLDR OS-C MDR CT Zoning Area: Winchester Assessors Bk. Pg. 461-190 Township/Range: T5SR2W Thomas Bros. Pg. 869 C1 Section: 32 Edition 2011 DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under exis ting zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (651) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html 0.25 0.5 1.5 Miles

RIVERSIDE COUNTY PLANNING DEPARTMENT SP00293S6 CZ07773 TR36417

Supervisor Stone District 3

LAND USE

Date Drawn: 05/29/2013 Exhibit 1



Zoning Area: Winchester Township/Range: T5SR2W Section: 32

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under exis ling zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at [819] 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at https://www.tlma.co.riverside.ca.us/index.html



Assessors Bk. Pg. 461-190 Thomas Bros. Pg. 869 C1 Edition 2011



RIVERSIDE COUNTY PLANNING DEPARTMENT SP00293S6 CZ07773 TR36417 LAND USE

Supervisor Stone Date Drawn: 05/29/2013 **LAND USE** District 3 Exhibit 1 VAC BRIGGS RD VAC **GRAND AVE GRAND AVE** SF RES 9TH S SIMPSON RD VAC SF RES CITY OF MENIFEE 79 WAG DOMENIGONI PKW 2,840.70 AC VAC SF RES NEWPORT RD NEWPORTRD SF RES VAC ANO CREST RD BRIGGS WAG SF RES AGRICULTURE SF RES HOLLAND RD HOLLAND RD SF RES

Zoning Area: Winchester Township/Range: T5SR2W

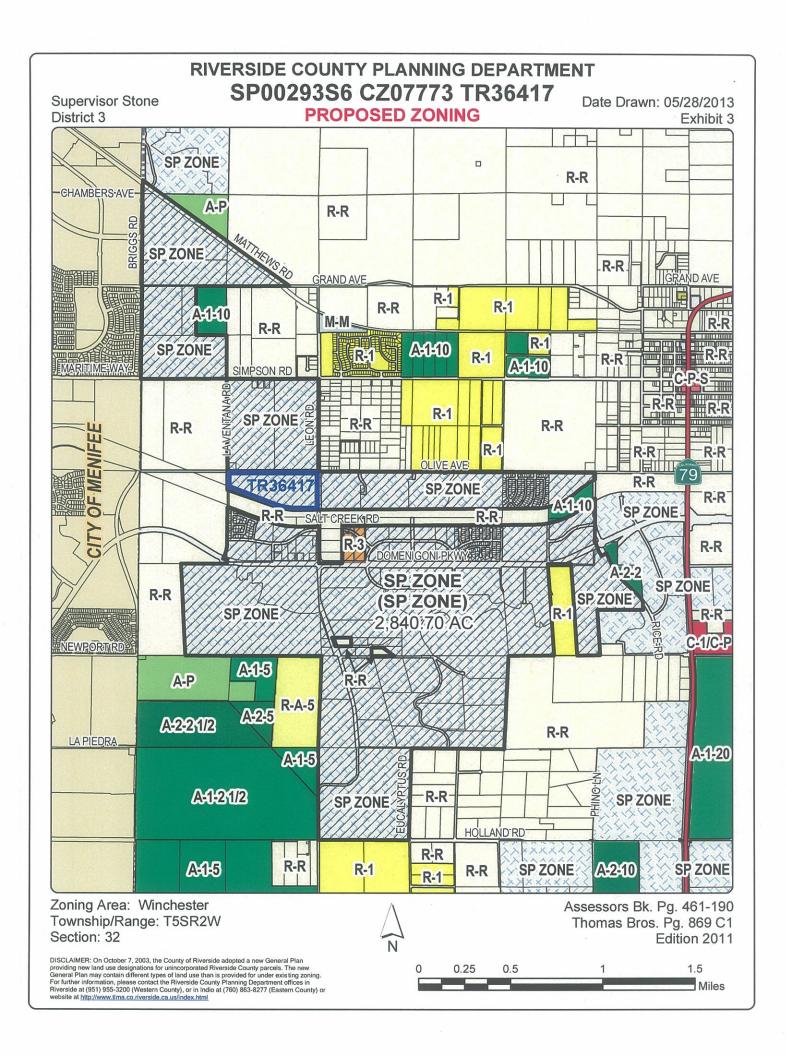
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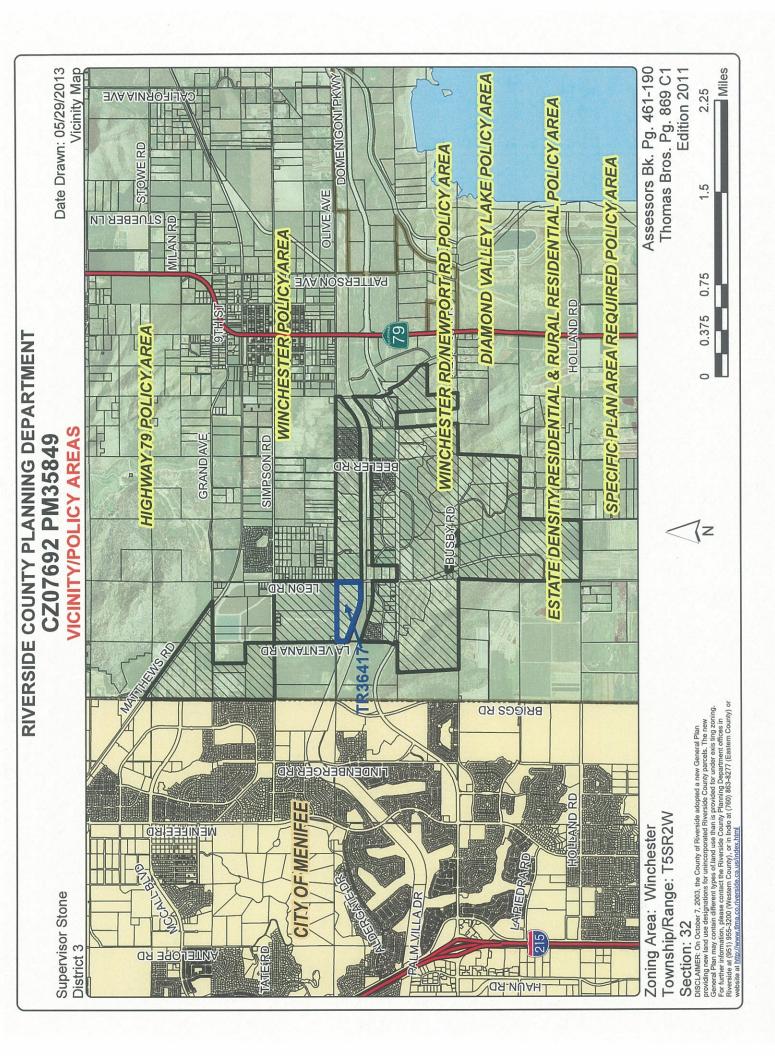
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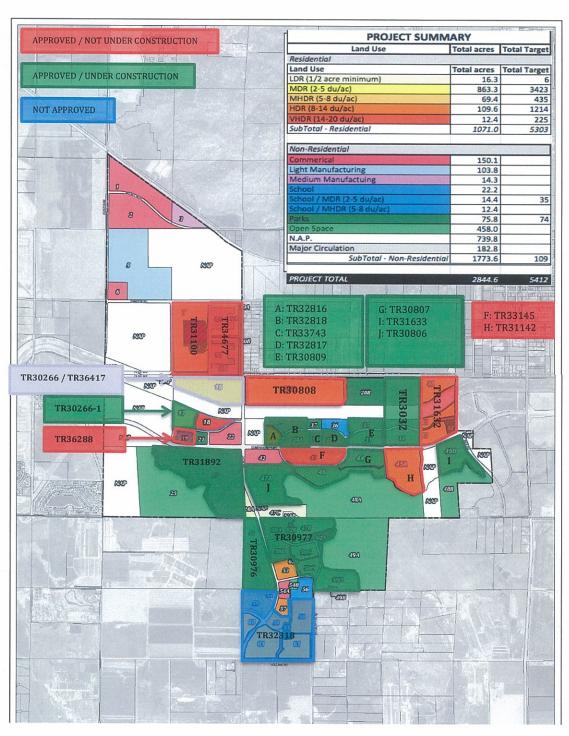
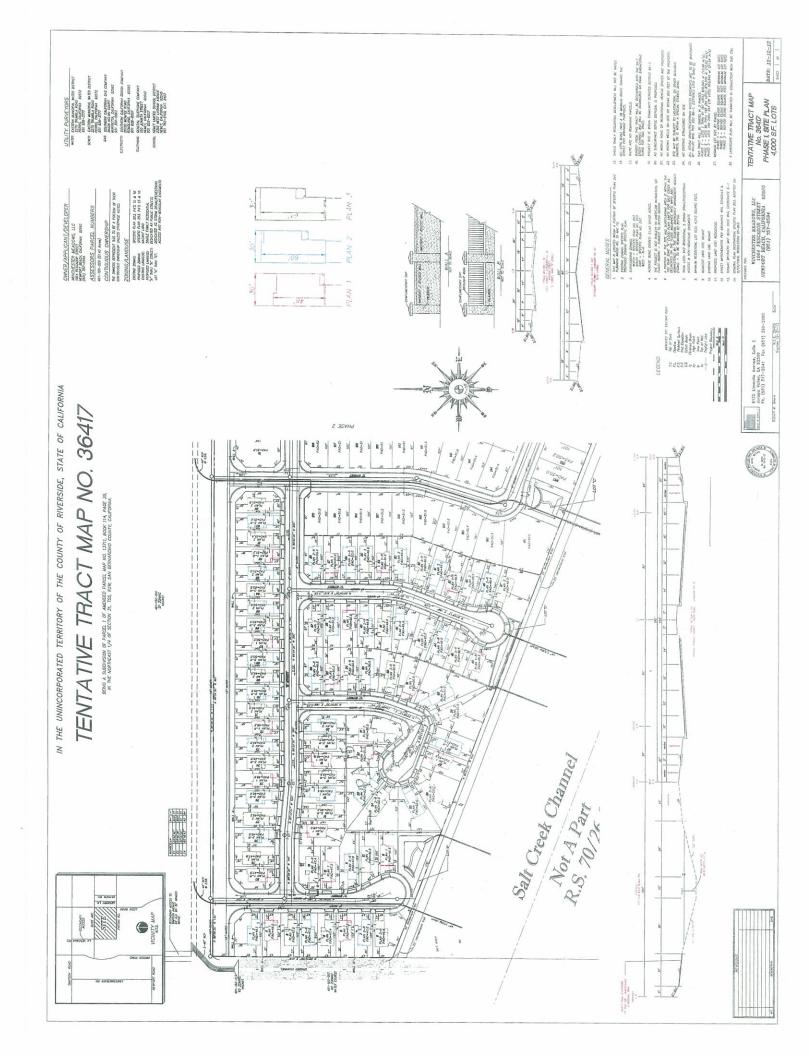
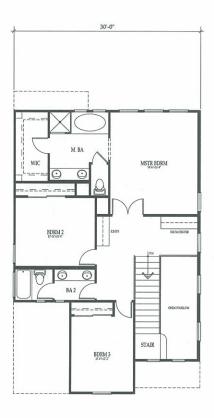




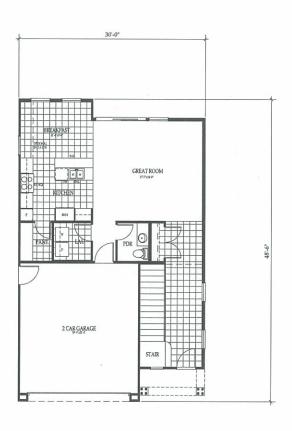
Figure II-1

Specific Plan Land Use Plan Substantial Conformance No. 6





Upper Floor Plan



Lower Floor Plan



Front View

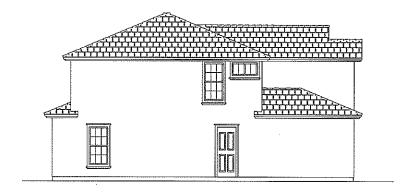
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PLANNER: M. STRAITE

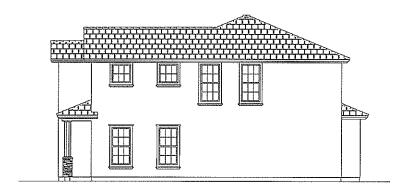


Winchester Meadows Plan 1 - 1908 SF





Left Side View

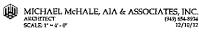


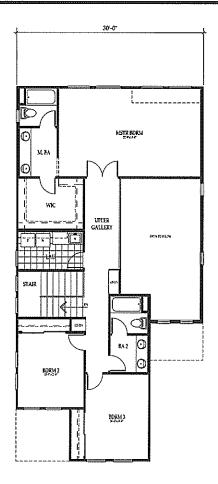
Right Side View



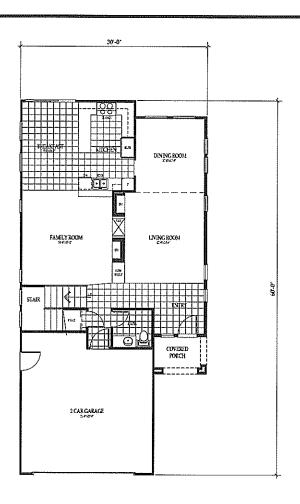
Rear View

Winchester Meadows Plan 1 - 1908 SF





Upper Floor Plan

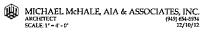


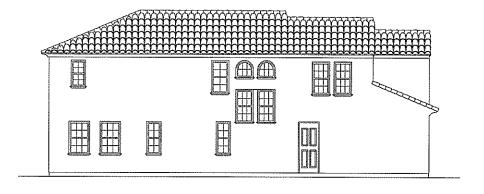
Lower Floor Plan



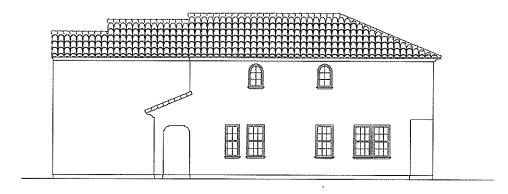
Front View

Winchester Meadows Plan 2 - 2298 SF

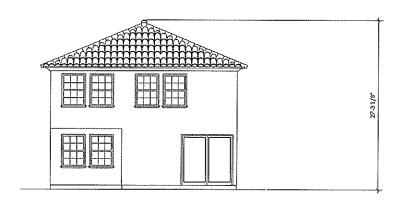




Left Side View

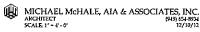


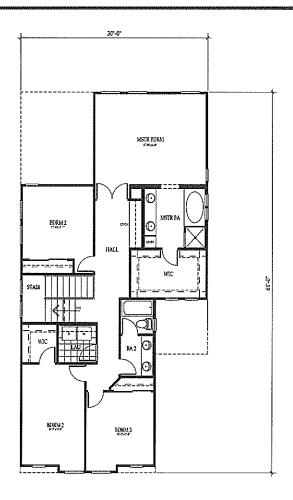
Right Side View

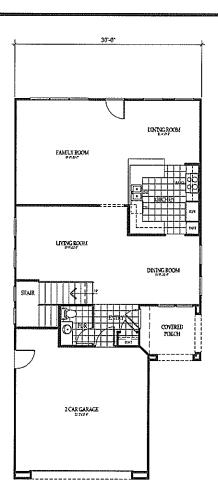


Reart View

Winchester Meadows Plan 2 - 2298 SF





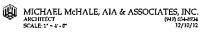


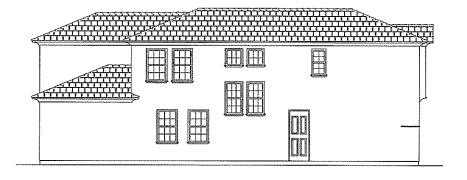
Upper Floor Plan

Lower Floor Plan

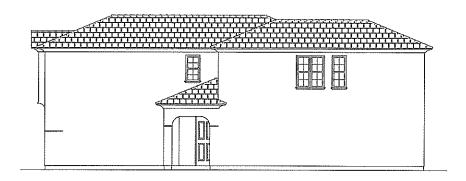


Winchester Meadows Plan 3 - 2437 SF





Left Side View

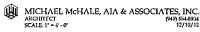


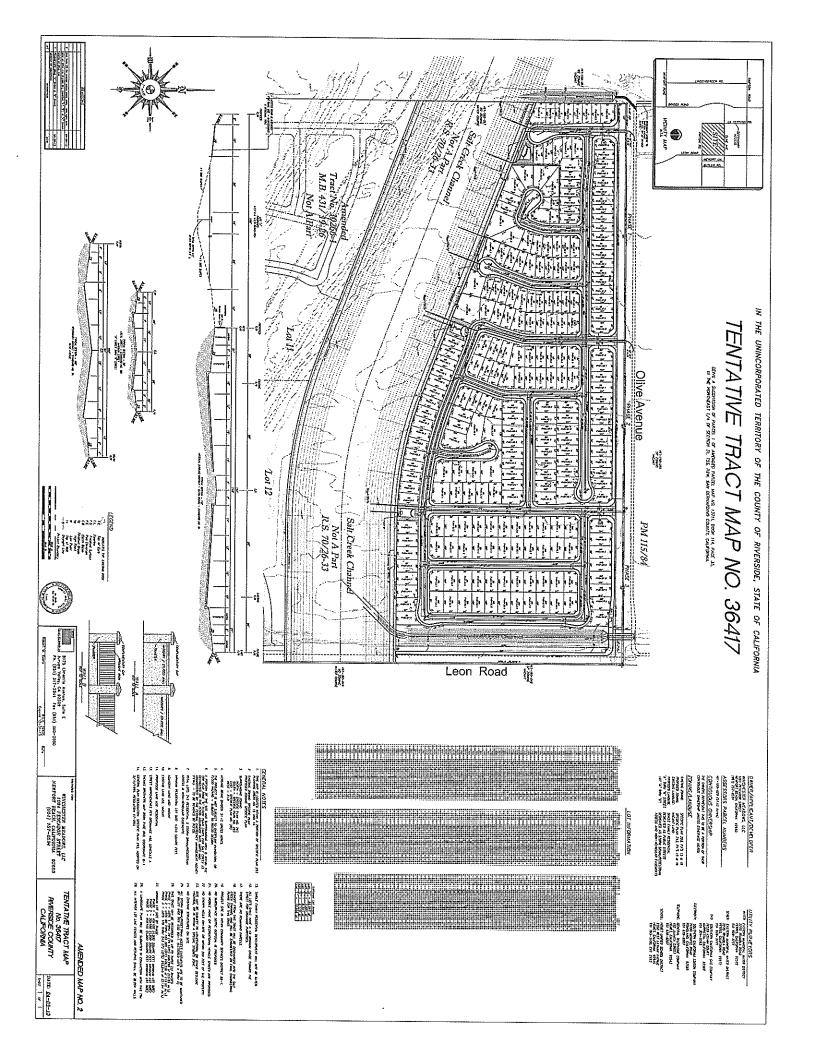
Right Side View

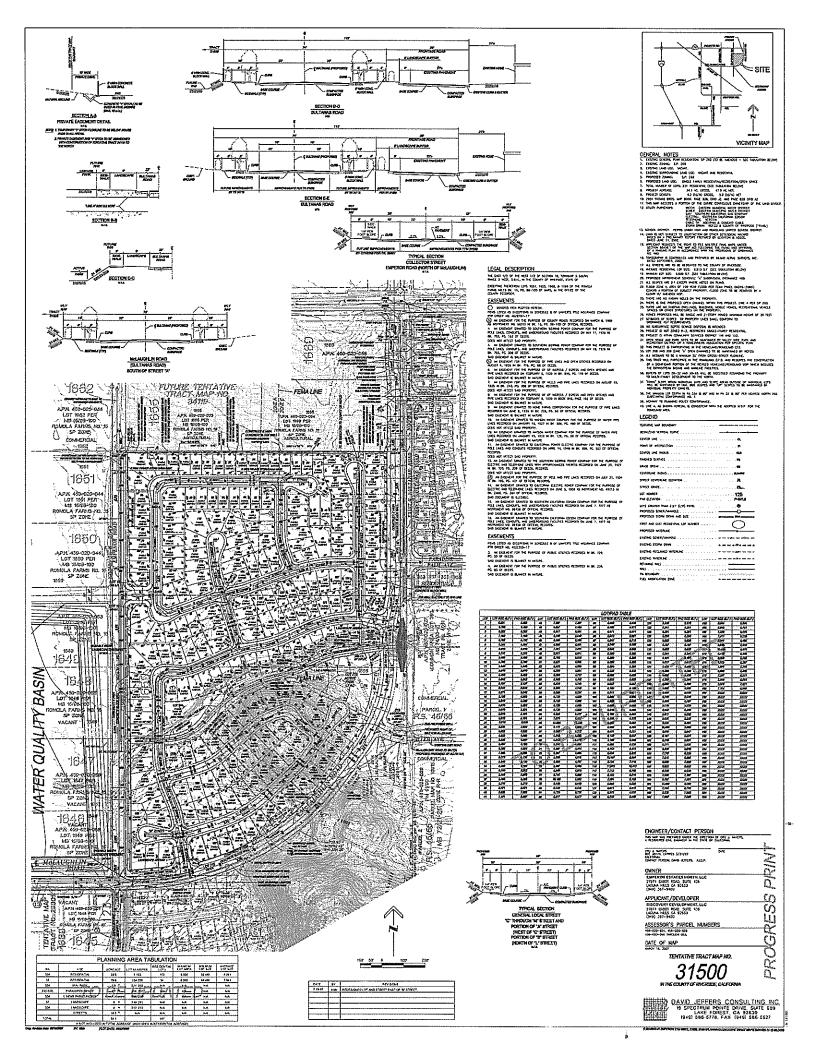


Rear View

Winchester Meadows Plan 3 - 2437 SF







ORDINANCE NO. 348.

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan, Map No.2, as amended are further amended by placing in effect in the Winchester Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2._____, Change of Zone Case No. _____," which map is made a part of this ordinance.

Section 2. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows: "Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

a. Planning Areas 1 and 2.

- (1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include single-family dwellings, multiple family dwellings, congregate care residential facilities, public and private recreation areas, paseos/trails and all permitted uses set forth in Article IXd, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); b.(5) and (7) shall not be permitted.
- (2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:
 - A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 293 and comply with the conditions of approval

for said specific plan.

- B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
 - i. the proposed lots including lot lines and proposed easements, if any;
 - ii. building footprints;
 - iii. floor plan assignments;
 - iv. pad elevations, street grades and all cut and fill slopes in excess of one
 - (1) foot in vertical height;
 - v. the proposed uses, their location, and architectural designs;
 - vi. buffers, if any.
 - C. A design manual which includes:
 - i. a description of floor plans and their mix;
 - ii. the lot and building calculations for each lot and building as follows:
 - (a) lot area and lot pad area,
 - (b) building footprint area,
 - (c) percentage of lot coverage,
 - (d) front setback,
 - (e) usable rear yard area and depth,
 - (f) building square-footage for commercial uses;
 - iii. a fencing plan including details of proposed materials to be used;
 - iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
 - v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

- (3) The development standards for commercial uses within Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than single family dwellings, multiple family dwellings or apartments.
- (4) Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section, "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevators. All other changes including changes in concept and product type shall be submitted for review in accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative maps.

b. Planning Area 3.

- (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same as those uses permitted in Article Xla, Section 11.26 and 11.27 of Ordinance No. 348.
- (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be the same as those standards identified in Article Xla, Section 11.28 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article Xla of Ordinance No. 348.

c. Planning Area 5.

- (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that uses pursuant to Section 11.2.b.(1)e.l., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not be permitted.
- (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

d. Planning Areas 6, 22, 42, and 54A.

- (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.
- (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article. IX of Ordinance No. 348.

e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61.

- (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.
- (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(l), (2) and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').
 - B. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - C. The minimum average width of that portion of a lot to be used as a building site shall be fifty-feet (50'), with a minimum average depth of ninety-feet (90'). That

portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

- D. The minimum frontage of a lot shall be forty-feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. The front yard shall be not less than eighteen-feet (18'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- F. Side yards on interior and through lots shall be not less than five-feet (5'). Side yards on corner and reverse corner lots shall not be less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in' the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty percent (40%) for two story buildings.
- BB. Where a zero lot line design is utilized, the alternate side yard shall not be less than ten-feet (10') in width.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Areas 8A and 8B.

(1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a (2) and (3), and 6.1.b. (1) and (3) shall not be permitted.

- (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e. (1), (2), and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of forty-feet (40').
 - B. Lot area shall be not less than three thousand nine hundred (3,900) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - C. The minimum average width of that portion of a lot to be used as a building site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80').
 - D. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Garages shall be setback a minimum of twenty-feet (20') from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
 - E. Side yards on interior and through lots shall not be less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
 - F. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. Porches may encroach five-feet (5') into front yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

AA. Lot coverage shall not exceed seventy percent (70%).

- BB. Where a zero lot line design is utilized, the alternate side yards shall not be less than ten-feet (10') in width.
- CC. The minimum private yard area shall be not less than two hundred fifty (250) square feet per dwelling unit, including a minimum twelve-feet (12') by fifteen-feet (15') open area void of any obstructions or building encroachments.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

g. Planning Areas 9A, 9B, and 15.

- (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b. (1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e.(1), (2) and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of forty-feet (40').
 - B. Lot area shall be not less than three thousand (3,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - C. The minimum average width of that portion of a lot to be used as a building site shall be forty-feet (40'), with a minimum average depth of seventy-five feet (75').
 - D. The front yard shall be not less than twelve-feet (12'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

- E. Side yards on interior and through lots shall not be less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- F. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. Porches may encroach four-feet (4') into front yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed eighty percent (80%).
- BB. Where a zero lot line design is utilized, the alternate side yard shall not be less than ten-feet (10') in width.
- CC. The minimum private yard area shall be not less than two hundred (200) square feet, including a minimum ten-feet (10') by twelve-feet (12') open area void of any obstructions or building encroachments.
- DD. The minimum garage setback from an alley drive is three-feet (3'). A garage cannot be setback from an alley drive greater than five-feet (5'), unless it exceeds eighteen-feet (18').
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

h. <u>Planning Areas 10A and 10B.</u>

(1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include green belts and open space.

- (2) The development standards for Planning Areas 10A and 10B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

i. Planning Areas, 18, 38A, 38B, 39, 40, 43, 53, and 57.

- (1) The uses permitted in Planning Areas, 18, 38A, 38B, 39, 43, 53, and 57 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial community association recreation and assembly buildings and facilities, libraries, daycare centers, and churches.
- (2) The development standards for Planning Areas, 18, 38A, 38B, 39, 40, 43, 53, and 57 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2.d shall be deleted and replaced by the following:
 - A. No lot shall have more than eighty percent (80%) of its net area covered with buildings or structures.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

(1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and playgrounds.

- (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

k. Planning Areas 12, 36 and 56.

- (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.
- (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:
- A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').
- B. Lot area shall be not less than four thousand five hundred (4,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- C. The minimum average width of that portion of a lot to be used as a building site shall be fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
- D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

- E. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- F. Side yards on interior and through lots shall be not less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

- AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

l. Planning Area 17.

- (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall not be permitted.
- (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standards set forth in Article VI, Section 6.2.a., d., and e. (1), (2), and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').

- B. The minimum frontage of a lot shall be forty-feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- C. The front yard shall not be less than eighteen-feet (18'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- D. Side yards on interior and through lots shall not be less than five-feet (5'). Side yards on corner and reverse corner lots shall not be less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- E. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty percent (40%) for two story buildings.
- BB. Where a zero lot line design is utilized, the alternate side yard shall not be less than ten-feet (10') in width.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

m. Planning Area 19.

(1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

- (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2), and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of thirty-five (35').
 - B. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that iportion of a lot that is used solely for access to the portion of a lot used as a building site.
 - C. The minimum average width of that portion of a lot to be used as a building site shall be forty-feet (40') with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
 - D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - E. The front yard shall be not less than ten-feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
 - F. Side yards on interior and through lots shall be not less than five-feet (5'). Where a zero lot line is used, the alternate side yard shall not be less than five-feet (5') in width. Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
 - G. Where a rear of a lot is adjacent to another residential lot or a street that is not used for access to the lot, the rear yard shall not be less than ten-feet (10).

- H. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three-feet (3 '). The setback shall be measured from the top of curb within the alley or similar type of access.
- I. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply.

- AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

n. <u>Planning Area 25</u>.

- (l) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(l), (2), (3), (4), (5), (6), (7) and (8); b.(l); land c.(l) shall not be permitted.
- (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

o. <u>Planning Area 26</u>.

- (1) The uses permitted in Planning Area 26 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.
- (2) The development standards for Planning Area 26 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that

the development standards set forth in Article VI, Section 6.2a., b., c., d., and e. (l), (2) and (3) shall be deleted and replaced by the following:

- A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35'), unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized.
- B. Lot area shall be not less than forty thousand (40,000) square feet, unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.
- C. The minimum average width of that portion of a lot to be used as a building site shall be one hundred-feet (100'), with a minimum average depth of two hundred-feet (200') unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
- D. The minimum frontage of a lot shall be seventy-feet (70') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-five feet (45') unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. The front yard shall be not less than thirty-feet (30'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized.
- F. Side yards on interior and through lots shall be not less than twenty feet (20'), as measured from any structure unless cluster development subject to the development standards set forth in Subsection BB of this section is utilized. Side yards on corner and reverse corner lots shall be not less than twenty-five feet (25') from the existing

street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized.

G. The rear yard shall not be less than twenty-feet (20') unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized.

In addition, the following standards shall also apply:

- AA. No lot shall have more than twenty-five percent (25%) of its net buildable area covered by buildings or structures unless cluster development subject to the development standards set forth in Subsection BB of this Section is utilized.
- BB. CLUSTER DEVELOPMENT. It may be desirable to permit the development of subdivisions containing open areas that will be used for recreation purposes or will tend to preserve the rural atmosphere of the area. Therefore, when a cluster development design is utilized, the following development standards shall be applicable:
 - 1. The height of single family dwellings shall not exceed thirty-five feet (35'). All other buildings and structures shall not exceed fifty-feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
 - 2. Lot area shall be not less than seven thousand two hundred (7,200) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

- 3. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred-feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
- 4. The minimum frontage of a lot shall be sixty-feet (60'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty five-feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- 5. The front yard shall be not less than twenty-feet (20'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- 6. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the width of the lot.

 The rear yard shall be not less than ten-feet (10').
- 7. The minimum overall area for each dwelling, unit, exclusive of the area used for any commercial purposes and area set aside or

street right of way, but including recreation and open space areas, shall be forty thousand (40,000) square feet.

- 8. Where a zero lot line design is utilized the alternate side yard shall not be less than ten-feet (10') in width.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

p. Planning Area 27.

- (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.
- (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of forty feet (40').
 - B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot frontage along curvilinear streets may be measured at the building, setback in accordance with zone development standards.
 - C. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
 - D. Side yards on interior and through lots shall be not less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

- E. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

q. <u>Planning Area 30</u>.

- (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.
- (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348.

r. Planning Areas 34 and 58.

- (1) The uses permitted in Planning Areas 34 and 58 of Specific' Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.
- (2) The development standards for Planning Areas 34 and 58 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (l), (2), and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of thirty-five (35').
 - B. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

- C. The minimum average width of that portion of a lot to be used as a building site shall be fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
- D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- F. Side yards on interior and through lots shall be not less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

- AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.
- (3) Except as provided above, all other zoning, requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

s. Planning Area 35.

(1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.l (1) and (3), and Section 6.1.d. shall

not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

- (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with maximum height of thirty-five feet (35').
 - B. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a 10t that is used solely for access to the portion of a lot used as a building site.
 - C. The minimum average width of that portion of a lot to be used as a building site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
 - D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in accordance with zone development standards.
 - E. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
 - F. Side yards on interior and through lots shall be not less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.
- BB. Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (10') in width.
- t. Planning Areas 47B, 50D, 51, and 52.
 - (1) The uses permitted in Planning Areas 47B, 50D, 51, and 52 of Specific Plan No. 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers and churches.
 - (2) The development standards for Planning Areas 47B, 50D, 51, and 52 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,d., and e.(l), (2) and (4) and shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with maximum height of thirty-five feet (35').
 - B. The minimum frontage of a lot shall be fifty-feet (50') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - C. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

- D. Side yards on interior and through lots shall be not less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

- AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-five percent (35%) for two story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

u. Planning Areas 49A, 49B, and 59.

- (1) The uses permitted in Planning Areas 49A, 49B, and 59 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, of Section 8.100 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(l), (2), (3), (4), (5), (6) and (7) and b.(I) shall not be permitted.
- (2) The development standards for Planning Areas 49A, 49B, and 59 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall[be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

v. Planning Areas 50A and 50B.

(1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be

permitted. In addition, the permitted uses identified under Section 6. c. shall also include libraries, day care centers, and churches.

- (2) The development standards for Planning Areas 50A and 50B of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 16.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').
 - B. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - C. The minimum average width of that portion of a lot to be used as a building site shall be fifty-feet (50'), with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
 - D. The minimum frontage of a lot shall be forty-feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - E. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
 - F. Side yards on interior and through lots shall not be less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on, any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

G. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.
- BB. Where a zero lot line design is utilized the alternate side yard shall not be less than ten-feet (10') in width.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

w. Planning Area 50C.

- (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2) and (3), 6.1.b. (1) and (3) and 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.
- (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and (4) shall be deleted and replaced by the following:
 - A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').
 - B. Lot area shall be not less than four thousand five hundred (4,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot as a building site.
 - C. The minimum average width of that portion of a lot to be used as a building site shall be fifty-feet (50'), with a minimum average depth of eighty-feet (80'). That

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portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').

- D. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. The front yard shall be not less than fifteen-feet (15'), measured from the existing line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- F. Side yards on interior and through lots shall not be less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.
- BB. Where a zero lot line design is utilized the alternate side yard shall not be less than ten-feet (10') in width.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348."

1	Section 3. The	is ordinance shall take effect 30 days after its adoption.
2		
3		BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
4		of idvarional, sitting of crimin order.
5		ByChairman, Board of Supervisors
6		Chairman, Board of Supervisors
7	ATTEST.	
8	ATTEST: KECIA HARPER-IHEM CLERK OF THE BOARD	
10		
11	By:	
12	Deputy	
13	(SEAL)	
14		
15	APPROVED AS TO FORM:	
16	October, 2013	
17		
18	By: Michelle Clack	
19	Deputy County Counsel	
20		
21	MPC:md 100413 G-\PROPERTY\MDLISEK\SPECIFIC PLA	N ZONING ORDINANCES\SP 293S6.DOCX
22	G. W. KOI EKT I WIDOSEKISI ECH ICTEA	N ZONINO ORDINANCESISE 29350.DOCA
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An Introduction to the Conditions of Approval for a Specific Plan Substantial Conformance

Because there are so many new Planning Commissioners Staff is including a brief explanation of the structure we use for the conditions of approval for a Substantial Conformance to a Specific Plan (SPSC). The condition process for an SPSC is unique to this application type. An SPSC can be used as a tool to do many different things to a Specific Plan. One of the primary functions of an SPSC is alter one or many conditions of approval for the parent Specific Plan. This is permitted by the ordinance. Any proposed changes to the conditions can me requested by the applicant, or can be proposed by staff. Planning staff always uses this opportunity to re-visit the conditions of the Specific Plan and be sure they meet all current County and State requirements. An SPSC should be viewed as a screwdriver or a wrench. An SPSC is a tool that is used to alter the parent Specific Plan. The Planning Commission and the Board approve the changes to the parent Specific Plan, using the SPSC as a tool. Once the changes to the parent SP have been made, the SPSC is locked in the main County system and no longer used to implement the SP. Having that said, there are conditions of approval to an SPSC, but they are only explaining to the Planning Commission and the Board what changes will be made to the parent Specific Plan. For that reason, Planning Staff includes the SPSC COA's in this staff report, but we also include a full set of the parent Specific Plan conditions of approval in the staff report with any new proposed conditions included in the parent set. These new conditions are left in DRAFT status in the parent Specific Plan conditions of approval, so it is clear what is proposed by the SPSC.

Last, most SPSC applications are accompanied by some kind of use case or subdivision. This project is no exception. This project also includes a Tentative Tract Map (TR). The conditions for the TR are included. However, in a normal situation any TR in a Specific Plan would show certain Specific Plan conditions included in the TR set of conditions. The attached TR conditions do not. This has been done by design because the parent conditions will be modified by the SPSC. Including Specific Plan conditions in the TR set would be misleading. Additionally, we would basically be providing two sets of identical conditions to the Planning Commission and the Board.

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42500

Project Case Type (s) and Number(s): Specific Plan No. 293, Substantial Conformance No. 6,

Tentative Tract Map No. 36417, Change of Zone No.7773

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Matt Straite Telephone Number: 951-955-8631

Applicant's Name: Joe Blum, Winchester Meadows, LLC **Applicant's Address:** 17782 E 17th Street, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 293, Substantial Conformance No. 6 (SP00293s6) is a request to merge Planning Areas 15 and 16 into one Planning Area, '15,' this application will modify the terminology within the Specific Plan on each of the Planning Areas to allow for residential density ranges and target dwelling units within the land use plan, instead of a precise lot size and maximum dwelling units, and the Specific Plan has had a number of small error addressed from the previuos version of the plan. It should be noted that there will there will be no increase in the total dwelling units in the overall specific plan, and no changes in the land use densities of the Planning Areas affected.

Change of Zone No. 7773 (CZ0773) is a modification of the existing Specific Plan zoning ordinance text to allow for a minimum lot size of 4,000 square feet in the proposed merged Planning Area 15. In addition, the Change of Zone will also formalize the Planning Area boundaries for the proposed merged PA 15.

Tentative Tract Map No. 36417 (TR36417) is a subdivision of 51.43 acres into 243 residential lots and six open space lots. The residential lots will range from 4,000 square feet to 11,324 square feet.

Subsequent discretionary approvals for this project will include:

Grading permits Landscaping permits Building permits Wall and fence plans

No off-site improvements are anticipated for this project.

В.	Type of Project:	Site Specific \boxtimes ;	Countywide ∐;	Community <u></u> ;	Policy .

C. Total Project Area: 51.43 acres for the Tentative Map and 2,844.6 acres for the Specific Plan Substantial Conformance.

II.

Specific Plan Data:

Residential Acres: 1,067.1 Lots: n/a Units: 5,354 Projected No. of Residents:

16,062

Commercial Acres: 150.1 Lots: n/a Sq. Ft. of Bldg. Area: Est. No. of Employees:

Page 1 of 54 EA No. 42500

Industrial Acres: Lots: n/a Sq. Ft. of Bldg. Area: Est. No. of Employees:

118.1 **Other:**

Tentative Tract Map Data:

Residential Acres: 48 Lots: 243 Units: 243 Projected No. of Residents: 729

Commercial Acres: Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees: Industrial Acres: Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees:

Other: 3

A. Assessor's Parcel No(s):

Tentative Tract Map 36417 and Change of Zone No. 7773: 461-160-029

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Specific Plan No. 293: 461-030-002, 461-030-006, 461-030-013, 461-030-014, 461-140-031, 461-
140-048, 461-140-050, 461-150-006, 461-150-007, 461-150-008, 461-150-009, 461-150-015, 461-
150-016, 461-160-029, 461-280-024, 461-280-025, 461-280-026, 461-280-027, 461-190-015, 461-
190-016, 461-190-017, 461-190-020, 461-190-021, 461-190-022, 461-190-041, 461-190-051, 461-
190-052, 461-190-067, 461-190-072, 461-190-074, 461-190-076, 461-190-079, 461-190-082, 461-
190-083, 461-190-084, 466-340-006, 466-340-007, 466-340-008, 466-340-009, 466-340-010, 466-
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242-014, 461-242-015, 461-242-016, 461-242-017
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- **B. Street References:** South of Olive Avenue, east of La Ventana Road, west of Leon Road, north of Salt Creek
- C. Section, Township & Range Description or reference/attach a Legal Description: Specific Plan and Change of Zone No. 7773: Township 5 and 6, Range 2 West, Section 31 Tentative Tract Map No. 36417: Township 5 South, Range 2 West, Section 31
- **D.** Brief description of the existing environmental setting of the project site and its surroundings: The environmental setting general vicinity can be categorized as relatively flat land, generally sloping towards Salt Creek. This area has been master-planned for development of various residential densities and locations. Accordingly, the project site is the location of a prior subdivision (Tentative Tract Map No. 30266), for which the project site has already been greaded for infrastructure and residential lots.

Similar properties that have been graded for development are in the project vicinity, in the north, east, and south.

An existing rural neighborhood is to the norhteast of the project site. Salt Creek is to the south of the project site.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: Since this is an adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.

2. Circulation:

HVWAP 11.1 Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the Functional Classifications and Standards section of the

General Plan Circulation Element. This project will implement two roads on the County's Circulation Element. Olive Road, to the north of the project, is designated Secondray Highway (100' Right-of-Way). Leon Road, to the east of the project, is designated as an Urban Arterial (152' Right-of-Way). The development of this project will require that Olive Avenue and Leon Raod be constructed to County's standards.

HVWAP 11.2 Maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element. The project has been designed to implement the County's Level of Service standards by dedicating the appropriate road widths, and constructing not only interior streets, but also Leon Road and Olive Avenue to County standards. Additionally, the project will be required to pay for Development Impact Fees and Transit Uniform Mitigation Fee (TUMF).

HVWAP 13.1 Maintain and improve the trails and bikeways system, as shown on Figure 9, and as it is discussed in the Non-Motorized Transportation section of the General Plan Circulation Element. This project is located next to Salt Creek, which is planned to contain a Class I Bike Path / Regional Trail according to Figure 9 of the Harvest Valley / Winchester Area Plan.

3. Multipurpose Open Space:

HVWAP 18.1 Protect the Santa Ana and San Diego Basin Watersheds and habitats, and provide opportunities for flood protection through adherence to Open Space, Habitat, and Natural Resources section of the General Plan Land Use Element and the Renewable Resources section of the General Plan Multipurpose Open Space Element. This project protects the Santa Ana Watershed through the measures included in the Water Management Plan associated with this project. The Environmental Programs Department (EPD) has determined that the project is consistent with the County's Multi-Habitat Conservation Plan (MSHCP).

4. Safety:

- S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm. (Al 81)
- S 2.3 Require that a State-licensed professional investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and "Shallow Ground Water" for all general construction projects (Figure S-3).
- S 2.4 Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by "Susceptible Sediments" for all proposed critical facilities projects (Figure S-3).

This project is in an area that has a high susceptibility for liquefaction. As such, the proposed development has been reviewed by a State-Licensed professional for impacts from liquefaction. The County Engineering Geologist has agreed with the State-licensed professional on certain mitigation measures that is adressed in Section 12 of this document.

5. Noise:

N 1.7 Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (Al 106, 107) A noise study has been conduted on the project site, and has been approved by the County Environmental Health Department.

6. Housing:

1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordabe housing by the private sector. This project implements this policy by providing a mix of housing types within its boundaries, and plays a larger role in housing diversity in the vicinity as a whole.

7. Air Quality:

- AQ 4.1 Encourage the use of building materials/methods which reduce emissions.
- AQ 4.2 Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.
- AQ 4.3 Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating.
- AQ 4.4 Require residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code.
- AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.
- AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.
- AQ 8.4 Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency. (Al 14)
- AQ 8.7 Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (Al 1)

The project implements these measures and will comply with local air quality standards.

- B. General Plan Area Plan(s): Harvest Valley / Winchester Area Plan
- **C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):

Specific Plan No. 293 and Change of Zone No. 7773: Commercial Retail, Light Industrial, Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, Open Space Recreation, and Open Space Conservation in accordance with Specific Plan No. 293

Tentative Tract Map 36417: Medium Density Residential per Specific Plan No. 293 (Winchester Hills)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. Area Plan(s):

Specific Plan No. 293 and Change of Zone No. 7773: Harvest Valley / Winchster Area Plan to the north, east, and south; City of Menifee is to the west and southwest

Tentative Tract Map No. 36417: Harvest Valley / Winchester Area Plan in all adjacent directions

2. Foundation Component(s):

Specific Plan No. 293 and Change of Zone No. 7773: Community Development in all adjacent direction, along with Open Space to the southwest

Tentative Tract Map No. 36417: Community Development in all adjacent directions

3. Land Use Designation(s):

Specific Plan Nol 293 and Change of Zone No. 7773:

North: Medium Density Residential per Specific Plan No. 260, Light Industrial, Public Facilities, Estate Density Residential, Medium Density Residential, and Open Space Residential

East: Medium Density Residential and Open Space-Conservation per Specific Plan NO. 288

West: City of Menifee, Medium Density Residential, Rural Mountainous, Estate Density Residential

South: Rural Mountainous, Agricultural, Medium Density Residential, and Open Space-Conservation

Tentative Tract Map No. 36417:

North: High Density Residential and Medium Density Residential per Specific Plan No. 293, Planning Areas 7 and 9B

East: Medium Density Residential per Specific Plan No. 293, Planning Area 28A

West: Medium Density Residential South: Open Space - Recreational

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: Highway 79 Policy Area to the north, south east and west

Н.	Ado	pted	Spe	cific	Plan	Inforn	nation
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- 1. Name and Number of Specific Plan, if any: Specific Plan No. 293 (Winchester Hills), as adopted by Amendment No. 5
- **2. Specific Plan Planning Area, and Policies, if any:** 15 for the Tract Map, and all Planning Areas for the Specific Plan Substantial Conformance and the Change of Zone.
- I. Existing Zoning: Specific Plan Zone
- J. Proposed Zoning, if any: Specific Plan Zone
- K. Adjacent and Surrounding Zoning:

North: Specific Plan Zone (SP 293) East: Specific Plan Zone (SP 293)

☐ Aesthetics

South and West: Rural Residential (R-R)

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Agriculture & Forest Resources Hydrology / Water Quality

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Hazards & Hazardous Materials ☐ Recreation

☐ Air Quality	Land Use / Planning	Utilities / Service Systems					
☐ Biological Resources							
☐ Cultural Resources	⊠ Noise						
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of					
☐ Greenhouse Gas Emissions	☐ Public Services	Significance					
V. DETERMINATION							
On the basis of this initial evaluation	on:						
A PREVIOUS ENVIRONMENTA	AL IMPACT REPORT/NEG	SATIVE DECLARATION WAS NOT					
PREPARED							
I find that the proposed project	ct COULD NOT have a signi	ficant effect on the environment, and a					
NEGATIVE DECLARATION will b	e prepared.						
☐ I find that although the propos	ed project could have a sign	ificant effect on the environment, there					
will not be a significant effect in this case because revisions in the project, described in this document,							
have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION							
will be prepared.							
		nt effect on the environment, and an					
ENVIRONMENTAL IMPACT REP	ORT is required.						

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

Transportation / Traffic

	,
proposed project will not result in any new significant entered EIR or Negative Declaration, (d) the proposed project will environmental effects identified in the earlier EIR or Negative measures have been identified and (f) no become feasible.	Il not substantially increase the severity of the ative Declaration, (e) no considerably different
I find that although all potentially significant effects EIR or Negative Declaration pursuant to applicable leganecessary but none of the conditions described in Calexist. An ADDENDUM to a previously-certified EIR or will be considered by the approving body or bodies.	al standards, some changes or additions are lifornia Code of Regulations, Section 15162
I find that at least one of the conditions described 15162 exist, but I further find that only minor additions or EIR adequately apply to the project in the changed sit ENVIRONMENTAL IMPACT REPORT is required that no make the previous EIR adequate for the project as revised.	changes are necessary to make the previous tuation; therefore a SUPPLEMENT TO THE eed only contain the information necessary to
I find that at least one of the following conditions Section 15162, exist and a SUBSEQUENT ENVIRONI Substantial changes are proposed in the project which we or negative declaration due to the involvement of new significant environment of the previous previously identified significated occurred with respect to the circumstances under which major revisions of the previous EIR or negative declarate environmental effects or a substantial increase in the effects; or (3) New information of substantial importance been known with the exercise of reasonable diligence a complete or the negative declaration was adopted, show one or more significant effects not discussed in the Significant effects previously examined will be substantial EIR or negative declaration; (C) Mitigation measures or a would in fact be feasible, and would substantially reduce but the project proponents decline to adopt the mitigation measures or alternatives which are considerably differer negative declaration would substantially reduce one or environment, but the project proponents decline to adopt	described in California Code of Regulations, MENTAL IMPACT REPORT is required: (1) vill require major revisions of the previous EIR prificant environmental effects or a substantial icant effects; (2) Substantial changes have in the project is undertaken which will require it ion due to the involvement of new significant es severity of previously identified significant es, which was not known and could not have at the time the previous EIR was certified as as any the following: (A) The project will have es previous EIR or negative declaration; (B) ally more severe than shown in the previous alternatives previously found not to be feasible one or more significant effects of the project, in measures or alternatives; or, (D) Mitigation and from those analyzed in the previous EIR or more significant effects of the project on the
Signature	Date
Matt Straite, Project Planner Printed Name	For Carolyn Syms Luna, Director
Timed Name	

VI. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?				

<u>Source:</u> Riverside County General Plan Figure C-9 "Scenic Highways", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266.

Findings of Fact:

- a) The project is not within a scenic highway corridor.
- b) Specific Plan No. 293: Much of the area within Specific Plan No. 293 is flat without scenic resources. However, there are two major rock outcroppings and hillsides within the Specific Plan which are preserved as open space, one is generally located south of Domenigoni Parkway and west of Leon Road. The other is generally located south of Domenigoni Parkway, and east of Leon Road and west of Winchester Road. No modifications to those hillsides are anticipated. Additionally, Double Butte Park lies to the north of the Winchester Hills Specific Plan, and north of Olive Avenue; no modifications to the views of that hillside are anticipated.

Tentative Tract Map No. 36417 and Change of Zone No. 7773: The project will not damage scenic resources within the tract map project site. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity of the tract map project site. This project site has been graded for development. No significant changes to the impacts on scenic resources are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	s protected throug	se of the Mt. Palomar gh Riverside County				
Hills) as shown		5 (Regulating Light Pollu 5, Addenda to the Env				
Findings of Fact	<u>.</u>					
has been analyze not create any a development st pressure sodium on the Mount Pa	zed fully in EIR No. 38 additional impacts or eandards and condition lights, and other shalomar Observatory.	vithin Zone 'B' of Ordina 80 and addenda to the Bexacerbate those analyzons of approval imposielded and limited lightin	EIR previous red in previous ed on the	sly. The pro ous docume project will	posed proj ents. Accor encourag	ect will rdingly, e low-
Mitigation: No f	urther mitigation is re	quired.				
Monitoring: No	further monitoring is re	equired.				
a) Create a		ostantial light or glare nighttime views in the				
area?		to unacceptable light				
levels?	residential property	to unacceptable light				
	mendment No. 5, Add	Application Description, dendums 1, 2, and 3 to				
Findings of Fact	<u>-</u>					
a) b)	County standards a but the impacts to light The new residences	mply with lighting standa and ordinances. New lig ghting are considered to s of this project will not I comply with establishe	hting will be be less that be exposed	e introduced in significan I to unaccep	I with this բ t.	oroject,
Mitigation, No.	urther mitigation requ	iired.				
iviitigation: No						
	urther monitoring requ	uired.				
Monitoring: No f						
Monitoring: No f AGRICULTURE 4. Agricultu a) Convert Farmland of Stathe maps prepa	& FOREST RESOU re Prime Farmland, Utewide Importance (Fored pursuant to the Foregot Pressure of th	uired. RCES Would the project Unique Farmland, or farmland) as shown on farmland Mapping and Resources Agency, to	t <u> </u>			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				\boxtimes
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				\boxtimes

<u>Source:</u> Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Environmental Impact Report No. 380, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

- a) According to the Riverside County GIS database, the specific plan area is located within areas of Farmland of Local Importance, Farmland of Statewide Importance, Farmland, Prime Farmland, and Other Lands. However, this property was subject to a Specific Plan and Environmental Impact Report which determined that development of this property for urban / suburban development purposes had a greater value than continuing farming activities. In addition, the Tract Map property was included as a portion of Tentative Tract Map (TR30266) which proposed the development of 186 residential lots of 7,200 square feet on this property. Therefore, although this property has been designated as Farmland of Local Importance, all impacts to farmland have been addressed previously in EIR No. 380 and related addenda. No new impacts to farmlands will occur as a result of this project.
- b) The zoning for the project site is "SP Zone". Accordingly, the Tract Map is located within Planning Areas 15 of Specific Plan No. 293, which plans for residential uses. The project site is not subject to a Williamson Act Contract, or located within an agricultural preserve.
- c) There are no properties with 300 feet of the tract map that are zoned for agricultural uses; therefore it is not subject to the "Right to Farm" ordinance. However, there are several properties within the 300 feet of the Specific Plan as a whole that have various agricultural zones: Agricultural Poultry (A-P), Light Agricultural 2 1/2 acre minimum lot size (A-1-2 1/2), Light Agricultural 5 acre minimum lot size (A-1-5), Light Agricultural 10 acre minimum lot size (A-1-10), Heavy Agricultural 2 acre minimum lot size (A-2-2), Heavy Agricultural 2 ½ acre minimum lot size (A-2-2 1/2), Heavy Agricultural 5 acre minimum lot size (A-2-5). Accordingly, any proposed developments within the specific plan that are within 300 feet of those zones will comply with comply with the "Right to Farm" ordinance.
- d) The Tract Map proposes a new subdivision on a property that had a subdivision approved on it previously; and it is proposed in accordance with the Winchester Hills Specific Plan. The Specific Plan Substantial Conformance is proposing slight modifications to an approved Specific Plan. Any impacts related to the altered use of the land were fully addressed in EIR No. 380 and related addenda.

Monitoring: No monitoring is required. Monitoring: No monitoring is required. 5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? b) Result in the loss of forest land or conversion of forest land to non-forest use? c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266 Findings of Fact: a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland. b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential development. In addition, the project site has been graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site is within an area planned and zoned for future suburban and residential developments. Monitoring: No monitoring required. Monitoring: No monitoring required. AIR QUALITY Would the project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? c) Result in a cumulatively considerable n		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact			
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? b) Result in the loss of forest land or conversion of forest land to non-forest use? c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266 Findings of Fact: a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland. b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential use. Therefore, there will be no loss of forest land as a result of this project. c) There are no forest lands located in close proximity to the project site. The project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversi	Mitigation: No mitigation is required.							
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Production (as defined by Govt. Code section 51104(g))? b) Result in the loss of forest land or conversion of	·							
b) Result in the loss of forest land or conversion of		nd						
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which, due to their location or nature, could result in conversion of forest land to non-forest use? Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266 Findings of Fact: a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland. b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential use. Therefore, there will be no loss of forest land as a result of this project. c) There are no forest lands located in close proximity to the project site. The project site has been graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversion of forest land to non-forest use. Mitigation: No mitigation required. Monitoring: No monitoring required. AIR QUALITY Would the project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	forest land to non-forest use?							
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Monitoring: No monitoring required. AIR QUALITY Would the project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	 a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland. b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential use. Therefore, there will be no loss of forest land as a result of this project. c) There are no forest lands located in close proximity to the project site. The project site has been graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site 							
AIR QUALITY Would the project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Mitigation: No mitigation required.							
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a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?								
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	a) Conflict with or obstruct implementation of the	ne 🗆						
substantially to an existing or projected air quality violation?		te		N 7				
c) Result in a cumulatively considerable net increase $\ \ \Box$	substantially to an existing or projected air quality violation	? □		\bowtie				
of any criteria pollutant for which the project region is non-	,							

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				
f) Create objectionable odors affecting a substantial number of people?				\boxtimes

<u>Source:</u> SCAQMD CEQA Air Quality Handbook, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA 38611

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing an air quality management plan (AQMP) to insure compliance with state and federal air quality standards. According to the Addendum No. 3 to EIR 380 for Specific Plan No. 293, the prior subdivision on this property (TR30266) will not conflict with the established 2003 AQMP due to the project complying with the County's General Plan land use designations and population estimates. The current project is also consistent with the population projections and land use designations of Riverside County; and will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are anticipated to be less than significant.
- b,c) The South Coast Air Basin (SCAB) is in an non-attainment status of federal ozone standards, carbon monoxide standards, and state and federal particular matter standards. Any development in the SCAB, including the proposed Project, would contribute to these pollutant violations. The Addendum to EIR 380 for the prior project (TR30266) on the site concluded that the construction of the project would comply with standard construction requirements, and although the project would contribute air quality pollutants in the area. These impacts on the prior project concluded that utilizing standard construction methods and complying with requirements are sufficient to minimize air quality impacts to below a level of significance. The current project is a modification of the prior project, and minimal grading is expected. Therefore, no new air quality impacts are expected. Since there are no new applications within the remainder of the Specific Plan, no new air quality impacts are otherwise anticipated.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. The Addendum EIR for the prior project (TR30266) concluded that there were no new commercial or manufacturing uses within the project site, or would any use generate significant odors. The current project has the same mix of land uses, and therefore no new impacts to sensitive receptors are anticipated. Since there are no

			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		new applications within the remainder of impacts are otherwise anticipated.	f the Speci	fic Plan, no	new air	quality
	e)	The project site is not located within close emitter. Therefore, no impacts are anticipal		to a substa	ntial point	source
	f)	This tentative tract map will not create obnumber of people. Therefore, no impacts applications within the remainder of the Spootherwise anticipated.	are anticipa	ated. Since	there are r	no new
Mitigation:	Ν	o further mitigation is required.				
Monitoring:	N	o further monitoring is required.				
BIOLOGICA	AL R	ESOURCES Would the project				
a) Conf Conservatio	lict n Pl	Vegetation with the provisions of an adopted Habitat an, Natural Conservation Community Plan, yed local, regional, or state conservation				
b) Have through ha threatened : Code of Re	bitat spec gula	substantial adverse effect, either directly or modifications, on any endangered, or ties, as listed in Title 14 of the California tions (Sections 670.2 or 670.5) or in Title eral Regulations (Sections 17.11 or 17.12)?				
c) Have through hab candidate, s regional pla	e a s itat r sens ns, p	substantial adverse effect, either directly or modifications, on any species identified as a litive, or special status species in local or policies, or regulations, or by the California lish and Game or U. S. Wildlife Service?				\boxtimes
d) Internative resident	fere ent (nativ	substantially with the movement of any or migratory fish or wildlife species or with re resident or migratory wildlife corridors, or of native wildlife nursery sites?				\boxtimes
habitat or c local or re	other giona epar	substantial adverse effect on any riparian sensitive natural community identified in al plans, policies, regulations or by the tment of Fish and Game or U. S. Fish and				
protected we Water Act (i coastal, etc	etlar inclu :.) th	substantial adverse effect on federally ads as defined by Section 404 of the Clean ding, but not limited to, marsh, vernal pool, trough direct removal, filling, hydrological ther means?				
g) Conf	lict iolog	with any local policies or ordinances ical resources, such as a tree preservation				
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Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
·	Mitigation	Impact	
	Incorporated	·	

<u>Source</u>: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

- a) This project is within an area covered by the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). However, the area of proposed development is not located within a "cell" of the WRCMSHCP; and has been graded for residential development. As such, the project is subject to be reviewed against the requirements for habitat assessments for certain biological species. As such, since the Tract Map site has been graded and the requisite biological studies were conducted on the prior approval on this property, no further studies are required and no further impacts are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCHMSHCP in anyway
- b) The WRCMSHCP identifies several biological species that are of concern in this area. However, this project site was subject to a prior development application (Tentative Tract Map No. 30266) which was approved in 2004, and the project site has been graded for residential development. The current proposal has been reviewed by the Riverside County Environmental Programs Department (EPD); and is has been conditioned accordingly. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCHMSHCP in anyway
- c) Since the proposed area of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- d) Since the proposed area of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts on any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- e) Since the proposed are of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- f) Although this project is located next to Salt Creek, development of the project has been conditioned by the Riverside County Flood Control Department to comply with a the approved Water Quality Management Plan (see item 25 f-h). The technical and terminological modifications to the Specific Plan are not anticipated to impact Salt Creek in any way.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Since the project site has been graded per a and the pattern of grading will remain the spolicies or ordinances protecting biological policy or ordinance. The technical and term Plan are not anticipated to impact an tree policy	same, it w resources, ninological	rill not Confli , such as a t modification	ct with any ree preser s to the Sp	local vation
Mitigation: No new mitigation is required.				
Monitoring: No new monitoring is required.				
CULTURAL RESOURCES Would the project				
8. Historic Resourcesa) Alter or destroy an historic site?				
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				
a) The proposed area of development is not lo project will not have any impacts on a historic modifications to the Specific Plan are not an any way. b) The project site is not a historic site, therefore change in a historic resource. The technical Specific Plan are not anticipated to impact historics. Mitigation: No mitigation required.	c site. The ticipated to re, the properties and terminates	e technical ar o impact hist ject will not h inological mo	nd terminol oric resour ave a sign difications	ogical ces in ificant
Monitoring: No monitoring required.				
9. Archaeological Resourcesa) Alter or destroy an archaeological site.				\boxtimes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				\boxtimes
c) Disturb any human remains, including those interred outside of formal cemeteries?			\boxtimes	
d) Restrict existing religious or sacred uses within the potential impact area?				
Source: Project Application Materials, Specific Plan No. Amendment No. 5, Addendums 1, 2, and 3 to Environmen Tentative Tract No. 30266, letter from Riverside County Geological County Geologic	tal Impact	Report No.	380, site	visits,

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Potentially	Less than	Less	No
Significant	Significant	Than	Impac
Impact	with	Significant	•
•	Mitigation	Impact	
	Incorporated	•	

2012, Archaeological Monitoring for the Pulte Winchester Project, Riverside County, California dated July 2005.

Findings of Fact:

- a) The area proposed for development was studied for archeological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the project site has been graded. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way.
- b) The area proposed for development was studied for archeological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the project site has been graded. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way.
- c) The area proposed for development was studied for archeological resources in 2005 Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way. Since that time, the project site has been graded. Although no further impacts to human remains are anticipated, standard County procedures require that conditions be placed on any project that will involve at least some ground disturbing activities. These conditions of approval state that the project shall comply with standard procedures in the event that archaeological items and/or human remains are found during the course of grading.
- d) The area proposed for development is not a religious or sacred site, therefore, no further impacts to religious resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact religious resources in any way.

<u>Mitigation:</u> No additional mitigation is required.

Monitoring: No additional monitoring is required.

 10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? 		

<u>Source:</u> Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

a) The project site was studied for paleontological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	project site has been graded. Therefor resources are anticipated. The technical Specific Plan are not anticipated to impact p	and termi		ifications	to the
Mitigation: No miti	igation is required.				
Monitoring: No mo	onitoring is required.				
11. Alquist-Prio Fault Hazar a) Expose pe	eople or structures to potential substantial				
b) Be subject as delineated on the Fault Zoning Map	to rupture of a known earthquake fault, the most recent Alquist-Priolo Earthquake issued by the State Geologist for the area substantial evidence of a known fault?				\boxtimes
Geologist Comme Addendums 1, 2, 30266, GEO 109 Area, Riverside Co	de County General Plan Figure S-2 "Earthquents, Specific Plan No. 293 (Winchester and 3 to Environmental Impact Report I ('Geotechnical Evaluation for Winchester ounty, California', dated August 12, 2002.)	Hills) as s No. 380, s	hown on Ame ite visits, Ten	endment l tative Tra	No. 5, ct No.
b)	The entirety of the Specific Plan is not I Therefore, it is not anticipated that the opeople or structures to potential substantiloss, injury, or death. The entirety of the Specific Plan is not I Therefore, it is not anticipated that the opeople or structures to potential substantiloss, injury, or death.	developmer ial adverse located nea developmer	nt of this projects, includer a known entry of this projects.	ject will ending the sarthquake ject will e	risk of fault.
Mitigation: No	additional mitigation is required.				
Monitoring: No	additional monitoring is required.				
-	on Potential Zone ect to seismic-related ground failure, tion?				
(Winchester Hills) 380, site visits, Te	le County General Plan Figure S-3 "Genera as shown on Amendment No. 5, Addend entative Tract No. 30266, GEO 1097 ('Geoto 0266, Hemet Area, Riverside County, Califo	lum to Env echnical Ev	ironmental Im aluation for W	pact Repo	ort No.

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EA No. 42500

Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
	Incorporated	·	

Findings of Fact:

- a) The area of the Specific Plan has several areas determined to be subject to various intensities of liquefaction. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the tentative map site, the geology study conducted for Tentative Tract Map No. 30266 concluded:
 - 1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
 - 2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
 - 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.
 - 4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
 - 5)Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
 - 6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that area proposed for development is on the same site as Tentative Tract Map No. 30266; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

<u>Monitoring:</u> Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

13. Ground-shaking Zone	\square	
a) Be subject to strong seismic ground shaking?		Ш

<u>Source</u>: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

- a) The area of the Specific Plan has several areas of potential groundshaking. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the tentative map site, the geology study conducted for Tentative Tract Map No. 30266 concluded:
 - 1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
 - 2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
 - 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
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- 6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that area proposed for development is on the same site as Tentative Tract Map No. 30266; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

<u>Monitoring:</u> Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?		\boxtimes		

<u>Source:</u> On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The area of the Specific Plan has several areas determined to be subject to various intensities of landslide risk. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. The geology study done for the map area concluded:
 - 1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
 - 2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
 - 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.
 - 4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
 - 5)Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
 - 6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous

				Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
		EIR.					
Mitigation:							
		al 70.PLANNING.2 requ ducted for Tentative Tra		•		endations o	of
		areas of planned gradintation, roots and debris,				eared of	
	,	elatively loose and pote val and recompaction.	ntially compressib	ole soils sho	uld be subje	ct to compl	ete
		eismically resistant structed ld be followed during the			ith local buil	ding ordina	nces
	migh	epending on final site gr t be required in some ar ential settlement.					arging
	5) Fi	II slopes greater than 30) feet in height sh	ould be sub	ject to furthe	r evaluatio	n.
Engineerir current pro	ng Geolog oposal. <u>:</u> Imple	nat the current project is ist has determined that ementation of the mitigates process.	the same findings	and mitiga	tion measure	es apply to	the
a) Be or that wo	uld beco	sidence on a geologic unit or soil me unstable as a resu It in ground subsidence?	It of the project,				
Plan No. Environme ('Geotechr	293 (Wir ental Imp nical Eva	County General Plan Fachester Hills) as shown act Report No. 380, luation for Winchester dated August 12, 2002.	vn on Amendme site visits, Ter Hills – Tentative	ent No. 5, ntative Tra	Addendums act No. 302	1, 2, and 266, GEO	d 3 to 1097
Findings o	f Fact						
r mamge e	r r act.						

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
- 2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
- 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site
- 4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
- 5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
- 6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5) Fill slopes greater than 30 feet in height sh	ould be sub	ject to furthe	r evaluatior	٦.
It should be noted that the current project is on the same site Engineering Geologist has determined that the same findings current proposal.				
Monitoring: Implementation of the mitigation measures vand Safety Plan check process.	vill be adm	inistered thro	ough the B	uilding
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				
Source: On-site Inspection, Project Application Materials, S shown on Amendment No. 5, Addendums 1, 2, and 3 to Er visits, Tentative Tract No. 30266, GEO 1097 ('Geotech Tentative Tract 30266, Hemet Area, Riverside County, California)	nvironmenta nical Evalu	al Impact Repation for W	port No. 38 inchester 1	0, site
Findings of Fact:				
 A geological study was done for the project m there were no 'other' impacts that will create a terminological modifications to the Specific Pla the mitigation measures. 	ny significa	nt impacts. T	he technica	al and
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
17. Slopes a) Change topography or ground surface relief features?				\boxtimes
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?				\boxtimes
c) Result in grading that affects or negates subsurface sewage disposal systems?				\boxtimes
Source: , Project Application Materials, Specific Plan N Amendment No. 5, Addendums 1, 2, and 3 to Environme Tentative Tract No. 30266, GEO1097 ('Geotechnical Evalua' 30266, Hemet Area, Riverside County, California', dated Aug	ental Impaction for Win	t Report No chester Hills	. 380, site	visits,
Findings of Fact:				
a) The area proposed for development is on period that was approved by Riverside County Tentative Tract Map No. 36417 replicate	y as Tenta	ative Tract I	Map No. 3	30266.

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EA No. 42500

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
project. Since the current project keeps the same topographical patterns of the prior project, no changes to topography or ground surface relief features are anticipated. b) The area proposed for development is on property that was subject to a prior project that was approved by Riverside County as Tentative Tract Map No. 30266. Tentative Tract Map No. 36417 replicates the development pattern of the prior project. Since the current project keeps the same topographical patterns of the prior project, no changes to topography or ground surface relief features are anticipated. Additionally, the subject property is relatively flat, and no new slopes greater than 2:1 or higher than 10 feet are proposed. c) The area proposed for development is proposed to be serviced by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.							
Mitigation: No mitigation	required.						
Monitoring: No monitorin	g required.						
18. Soils a) Result in substatopsoil?	antial soil erosion or the loss of				\boxtimes		
	pansive soil, as defined in Section ia Building Code (2007), creating property?		\boxtimes				
c) Have soils incap of septic tanks or alterna	able of adequately supporting use ative waste water disposal systems available for the disposal of waste						
<u>Source</u> : U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)							
Findings of Fact:							
ex po	a-b) The geology study for the project site analyzed the potential for erosion and expansive soils. Additionally, the review by Flood Control also analyzed the possibility for erosion, see topic d below for more detail. The geology study concluded:						
	1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.						
	2)The San Jacinto-Anza Fault is to generate ground shaking.	considered	d to represe	nt the highe	st risk		

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.
- 4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
- 5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
- 6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal. Mitigation is required to assure the impacts are less than significant.

c) The project is proposed to be receive sewer service by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: Implementation of the mitigation measures wand Safety Plan check process.	vill be admi	nistered thro	ough the B	uilding
d) Erosion a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b. Result in any increase in water erosion either on or off site?				\boxtimes

<u>Source</u>: U.S.D.A. Soil Conservation Service Soil Surveys, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.), WQMP, Flood Control review

Findings of Fact:

a&b) This project is directly adjacent to Salt Creek. As a result, this project has been designed to have minimal discharge into Salt Creek. This includes four retention basis which are designed to catch and clean runoff before it reaches Salt Creek. This design has been approved by the Riverside County Flood Control District which has commented as such:

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100-year flow within the channel except for the road crossing at Leon Road and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed, a maintenance ramp for the inlet may be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required. Another 100-year crossing/culvert will be required to convey these flows under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain. Encroachment permits(s) will be required for any work within District rights of way. A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may warrant the construction of this facility. This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors (10.Flood Ri.4).

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

<u>Mitigation:</u> No new mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
Monitoring: No monitoring is required.						
e) Wind Erosion and Blowsand from project either on or off site. a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?						
Source: Riverside County General Plan Figure S-8 "Win Article XV & Ord. No. 484, Specific Plan No. 293 (Winch Addendums 1, 2, and 3 to Environmental Impact Reposition 1998)	ester Hills) as	shown on A	mendment	No. 5,		
Findings of Fact:						
a) This project is not in an area subject to wi either on this project or as a result of this p			Therefore in	npacts		
Mitigation: No mitigation required.						
Monitoring: No monitoring required.						
GREENHOUSE GAS EMISSIONS Would the project						
f) Greenhouse Gas Emissions a. Generate greenhouse gas emissions, either director indirectly, that may have a significant impact on the environment?						
b. Conflict with an applicable plan, policy or regulational adopted for the purpose of reducing the emissions greenhouse gases?						
Source: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, California Climate Action Registry. <i>General Reporting Protocol</i> , Version 3.1, January 2009; OPR's Technical Advisory and CEQA Guideline Amendments dated March 18, 2010 and CalEEMod, Version 2011.1.1., "Greenhouse Gas Study Tentative Tract Map No. 3417 [SIC] +/- 47 Acres in Unincorporated Riverside County in the Community of Winchester APN: 461-160-029" by Entech dated September 2013.						
Findings of Fact:						
a,b) Global climate change refers to changes i whole, including temperature, wind pat warming, a related concept, is the observe earth's surface and atmosphere. Rivers greenhouse gases (GHGs).	terns, precipit ed increase ir	ation and average te	storms. (mperature	Global of the		

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Greenhouse Gas Study concluded that an initial screening of GHG emissions from the construction and operation of the project demonstrate that Tier 4 GHG Significance Threshold levels, based on service population, would not exceed the 2020 threshold of 4.8 MTCO2e/yr and 2035 threshold of 3.0 MTCO2e. By extension, this also addresses the County's Standard Operating Procedure for Greenhouse Gasses as it is under the 3.0 MTCO2e threshold.

The GHG study proposed a number of potential mitigation measures. Some are implemented through compliance with California Green Building Code, County Ordinances and through the design of the project, one has been made into a condition of approval, specifically 80.Planning.22 which requires Energy Star compliant appliances be installed by the developer prior to occupancy. Implementing these mitigation measures are consistent with the recommendations provided in the County of Riverside General Plan. Further, the proposed project will not conflict with any applicable plan, policy or regulation for the purposes of reducing GHG emissions levels. Therefore, GHG emissions will not directly or indirectly have a significant impact on the environment.

Mitigation: 80.Planning.22 which requires Energy Star compliant appliances be installed by the developer prior to occupancy.

Monitoring: Monitoring will be administered through the implementation of conditions of approval and the building and safety plan check process.

HAZARDS AND HAZARDOUS MATERIALS Would the project					
g) Hazards and Hazardous Materials a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				\boxtimes	
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?					
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
•	Mitigation	Impact	
	Incorporated	•	

<u>Source</u>: Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The area proposed for development is a residential subdivision within an existing specific plan. The modifications to the specific plan are technical and terminological in nature. As a result, it is not proposing to routinely transport, use, or dispose of hazardous materials.
- b) The area proposed for development is a residential subdivision within an existing specific plan. The modifications to the specific plan are technical and terminological in nature Although it is conceivable that an industrial accident may occur during the course of construction of the project causing spillage, it is not anticipated to be a significant risk.
- c) The design of this project has been approved by the Riverside County Fire Department. The Fire Department has determined that the project has been designed so that emergency services can adequately service the project. The modifications to the specific plan are technical and terminological in nature. Therefore, the project will not physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The area proposed for development is a residential subdivision. As a result, incremental increases in household chemicals and waste are anticipated. However, these increases are mitigated by compliance with standard practices such as recycling and green waste disposal. There are two proposed schools near the project site; one to the north in Planning Area 12 and the other to the south in Planning Area 19. However, the standard use, transport, and waste of household chemicals are not anticipated to negatively impact those proposed school sites. The modifications to the specific plan are technical and terminological in nature, and thus will not have any impact on hazardous materials or their transport.
- e) The specific plan area, and Tentative Tract Map No. 36417 are not located on the Stategenerated list of hazardous materials sites (Cortese List).

Mitigation: No mitigation required

Monitoring: No monitoring required.

h) Airports a. Result in an inconsistency with an Airport Master Plan?		
b. Require review by the Airport Land Use Commission?		\boxtimes
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?		

		otentially ignificant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
No. 293 (Wir	verside County General Plan Figure S-19 "Airport Lanchester Hills) as shown on Amendment No. 5, Ad rt No. 380, site visits, Tentative Tract No. 30266				
Findings of F	act:				
a-d)	The specific plan area, and Tentative Tract Map covered by an Airport Master Plan, within 2 mile private airstrip. Therefore, impacts on this negligible.	es of a p	ublic airport	or a 2 mile	es of a
Mitigation: N	o monitoring required.				
Monitoring: N	lo monitoring required.				
loss, injury o wildlands a	i) Hazardous Fire Area se people or structures to a significant risk of r death involving wildland fires, including where re adjacent to urbanized areas or where re intermixed with wildlands?				
Plan No. 29	verside County General Plan Figure S-11 "Wildfire 33 (Winchester Hills) as shown on Amendment al Impact Report No. 380, site visits, Tentative Trac	No. 5,	Addendums		
Findings of F	act:				
a)	The specific plan area, and Tentative Tract Manhigh wildfire susceptibility. Therefore any impartial wildfires is not significant.				
Mitigation: N	o mitigation required.				
Monitoring: N	lo monitoring is required.				
HYDROLOG	Y AND WATER QUALITY Would the project				
the site or a stream or riv	j) Water Quality Impacts tantially alter the existing drainage pattern of rea, including the alteration of the course of a er, in a manner that would result in substantial				
b. Viola	tation on- or off-site? The any water quality standards or waste				\boxtimes
interfere sub there would of the local	tantially deplete groundwater supplies or stantially with groundwater recharge such that be a net deficit in aquifer volume or a lowering groundwater table level (e.g., the production kisting nearby wells would drop to a level which				
. a.c. or pro o.	Page 33 of 54			:A No. 4250	10

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			\boxtimes	
g. Otherwise substantially degrade water quality?				
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

<u>Source</u>: Riverside County Flood Control District Flood Hazard Report/Condition, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA41776

Findings of Fact:

a-h) The Tract Map will not alter flows or drainage for the area, will not impact previous regional drainage plans, will not violate any water quality standards (as it will comply with its WQMP), it will not deplete water supply in the area, the residential units have been factored into the demand for the region long ago when the Specific Plan was approved, it will not create runoff that will not be mitigated by the design of the project as indicated by Flood Control, it will not place structures in the 100 year flood plain, as previous CLOMAR maps have revised the flood plain limits to exclude the map area, and new BMP's will be required. The Specific Plan Substantial Conformance will not be altering the design of the Specific Plan in any that will change or alter the previously approved drainage design.

As outlined previously, the design of the Tract has been approved by the Riverside County Flood Control District which has commented as such:

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100year flow within the channel except for the road crossing at Leon Road

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	
	Mitigation	Impact	
	Incorporated		

and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed. a maintenance ramp for the inlet may be required. Another 100-year crossing/culvert will be required to convey these flows under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Significant S Impact	Less than Less Significant Than with Significant Mitigation Impact ncorporated	No Impact
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Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain. Encroachment permits(s) will be required for any work within District rights of way. A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may warrant the construction of this facility. This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors (10.Flood Ri.4).

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

k) Floodplains				
Degree of Suitability in 100-Year Floodplains. As in	ndicated below,	the app	ropriate Deg	gree of
Suitability has been checked.				
NA - Not Applicable U - Generally Unsuitable			R - Restric	ted 🗌
a. Substantially alter the existing drainage pattern of	of $ egin{array}{c} \end{array}$		∇	
the site or area, including through the alteration of the	e \square	Ш		Ш
course of a stream or river, or substantially increase the	е			
rate or amount of surface runoff in a manner that would	d			
result in flooding on- or off-site?				
b. Changes in absorption rates or the rate and amour	nt 🖂		\square	
of surface runoff?		Ш		Ш
c. Expose people or structures to a significant risk of	of $ egin{array}{c} \end{array}$			\boxtimes
loss, injury or death involving flooding, including flooding a	s	Ш		
a result of the failure of a levee or dam (Dam Inundation	n			
Area)?				
d. Changes in the amount of surface water in an	у			\square
water body?		Ш		

<u>Source</u>: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA 38611

Findings of Fact:

a) The Addendum EIR for the prior project (TR30266) concluded that with appropri mitigation, impacts to the existing drainage pattern of the site would not significate impact the rate or amount of surface runoff in the general vicinity. The curr project includes additional flood control measures that were not present in the project design. These flood control measures are designed to implement curr		Potentially	Less than	Less	No
a) The Addendum EIR for the prior project (TR30266) concluded that with appropri mitigation, impacts to the existing drainage pattern of the site would not significal impact the rate or amount of surface runoff in the general vicinity. The curr project includes additional flood control measures that were not present in the p		Significant	Significant		Impac
a) The Addendum EIR for the prior project (TR30266) concluded that with appropri mitigation, impacts to the existing drainage pattern of the site would not significal impact the rate or amount of surface runoff in the general vicinity. The curr project includes additional flood control measures that were not present in the p		Impact		0	
 a) The Addendum EIR for the prior project (TR30266) concluded that with appropri mitigation, impacts to the existing drainage pattern of the site would not significa impact the rate or amount of surface runoff in the general vicinity. The curr project includes additional flood control measures that were not present in the p 			•	Impact	
mitigation, impacts to the existing drainage pattern of the site would not significal impact the rate or amount of surface runoff in the general vicinity. The curr project includes additional flood control measures that were not present in the p			Incorporated		
impact the rate or amount of surface runoff in the general vicinity. The curr project includes additional flood control measures that were not present in the p					
project includes additional flood control measures that were not present in the p	a)				
• • • • • • • • • • • • • • • • • • • •	a)	mitigation, impacts to the existing drainage pattern of the	the site would	d not signif	icantly
	a)	mitigation, impacts to the existing drainage pattern of the	the site would	d not signif	icantly
project design. These need control inclusions are designed to implement can	a)	mitigation, impacts to the existing drainage pattern of timpact the rate or amount of surface runoff in the	the site would general vicin	d not signif ity. The c	icantly curren
water quality standards that were not in effect at the time of the prior project	a)	mitigation, impacts to the existing drainage pattern of timpact the rate or amount of surface runoff in the project includes additional flood control measures that	the site would general vicin were not pr	d not signif ity. The c esent in th	icantly current e prior

b) The Addendum EIR for the prior project (TR30266) concluded that the prior project would insignificantly increase the amount of impermeable surfaces. The current proposal increases the amount of permeable surfaces on the project site. Therefore, the project impacts are considered less than significant.

standard conditions of approval that are not considered mitigation measures.

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are

- c) The Addendum EIR for the prior project (TR30266) concluded that the prior project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. The current project proposes more flood control facilities (lots A-E) than was present in the prior project. Additionally, this project is not subject to any Dam Inundation areas. No further impacts are anticipated.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
I) Land Use			\boxtimes	
a. Result in a substantial alteration of the present or	Ш	Ш		Ш
planned land use of an area?				
b. Affect land use within a city sphere of influence				\square
and/or within adjacent city or county boundaries?		Ш	Ш	

<u>Source</u>: Riverside County General Plan, GIS database, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

a) The project will not change any of the land use designations on either of the properties as established by the Specific Plan. Therefore, although there is a proposal to merge Planning Area 15 and 16 into Planning Area 15; it is not determined to be a significant modification.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	After the approval of the 2003 General Plan, Spetthe General Plan. As a result, the Planning Dephave SP Land Use Designations match the Gene Substantial Conformance is revising the titles for match the current General Plan. This will not alter	artment has ral Plan De: the Land Us	s been direct signations. se Designation	ted by Cour This Specifi ons to make	nsel to c Plan
b)	This project is not within a City Sphere of Influence impact on developments on an adjacent city; or m				
Mitigation	: No mitigation is required				
Monitoring	g: No monitoring is required.				
a. Be	m) Planning consistent with the site's existing or proposed				
	compatible with existing surrounding zoning?				
	compatible with existing and planned surand uses?				
d. Be	consistent with the land use designations and of the General Plan (including those of any especific Plan)?				\boxtimes
e. Di	srupt or divide the physical arrangement of an ed community (including a low-income or minority				
	Riverside County General Plan Land Use Eleme 293 (Winchester Hills) as shown on Amendme ental Impact Report No. 380, site visits, Tentative T	ent No. 5,	Addendums		
Findings of	of Fact:				
a)	One of the project components is a request to Planning Area 15. In order to allow for Planning Plan's Medium Density Residential designation, a ordinance text pertaining to Planning Areas 15 standards for Planning Area 15 will allow for a medium of the project components is a request to planning Area 15.	Area 15 to b a modification 5 and 16 i	pe consistent on to the Spo s required;	t with the G ecific Plan : the develo	eneral zoning pment

One specific instance within this proposed substantial conformance should be brought to the readers attention. The currently approved version of the Specific Plan, SP293A5, contained an error. Planning Area 18 permitted 14-20 Dwelling Units per Acre, but was incorrectly labeled High Density Residential (HDR). In actually that density range should be classified as Very High Density Residential (VHDR). Therefore the proposed changes appear to be adding a new Planning Area density, in actuality, the density is consistent with the approved Specific Plan, only the title is changing. For this reason, it is consistent with the provisions of a Specific Plan Substantial Conformance.

Areas 15 & 16; it is not determined to be a significant modification.

Planning Area 16 will be eliminated. Additionally, the project will not change any of the land use designations on either of the properties as established by the Specific Plan¹. Therefore, although there is a modification to the planned land uses of both Planning

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) To the north of the area proposed for development under Tentative Tract Map No. 36417 is Planning Areas 7, 8B, and 9B within Specific Plan No. 293. These are residential planning areas that have minimum lot sizes of 6,000 square feet, 3,900 square feet, and 3,000 square feet, respectively. To the east is Planning Area 28A within Specific Plan No. 293, which has a minimum lot size of 6,000 square feet. To the south, across Salt Creek, is Planning Areas 17 and 18. These Planning Areas have a minimum lot size of 7,200 square feet and Multi-Family Units, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impacts from surrounding zoning is anticipated.
- c) To the north of the area proposed for development under Tentative Tract Map No. 36417 is Planning Areas 7, 8B, and 9B within Specific Plan No. 293. These are residential planning areas that have minimum lot sizes of 6,000 square feet, 3,900 square feet, and 3,000 square feet, respectively. To the east is Planning Area 28A within Specific Plan No. 293, which has a minimum lot size of 6,000 square feet. To the south, across Salt Creek, is Planning Areas 17 and 18. These Planning Areas have a minimum lot size of 7,200 square feet and Multi-Family Units, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impacts from surrounding land uses are anticipated.
- d) The project site for Tentative Tract Map No. 36417 is designated as 'Medium Density Residential (2-5 du/ac); per proposed Planning Areas 15 within Specific Plan No. 293. The proposed Tentative Tract Map proposes to subdivide 51.43 acres into 244 residential lots. This calculation translates into a density of 4.74 dwelling units / acre; which is within the density range allowed by the General Plan.
- e) This project does not propose the division of an existing community. There are no residential structures on or near the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project		
n) Mineral Resources a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?		
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?		
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?		
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?		

<u>Source</u>: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of I	- act:					
a) b)	There are no known The project will no resources.	t result in the los	ss of availability		important r	nineral
c) d)	There is no surface r There are no propose			in the projec	t vicinity.	
Mitigation: N	lo mitigation required.					
Monitoring:	No monitoring required.					
	ld the project result in					
Where indicate NA - Not Ap			otable		cked. tionally Acce	eptable
a. For a or, where s miles of a project expo	o) Airport Noise a project located within uch a plan has not be public airport or public use people residing or ssive noise levels?	en adopted, withir use airport would	two the			
b. For a would the p	a project within the vici roject expose people reto excessive noise leve	esiding or working i	• • • • • • • • • • • • • • • • • • • •			\boxtimes
Facilities Ma	verside County Genera p, Specific Plan No. 29 p Environmental Impact	3 (Winchester Hills) as shown on A	mendment N	No. 5, Adde	
Findings of I	act:					
a	his project is not within irport. he project site not withi	·		wo miles of	a public or	private
Mitigation: N	lo mitigation required.					
Monitoring: I	No monitoring required.					
NA 🖂 🛚 A	p) Railroad Noise	l D∏		П	П	\square

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan Figure C-1 Inspection, Specific Plan No. 293 (Winchester Hills) as she and 3 to Environmental Impact Report No. 380, site visits,	own on Amen	dment No. 5,	Addendum	
Findings of Fact:				
This project is not within vicinity of any railroads.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring required.				
q) Highway Noise NA ⊠ A □ B □ C □ D □				
Source: On-site Inspection, Project Application Materials shown on Amendment No. 5, Addendums 1, 2, and 3 to visits, Tentative Tract No. 30266				
Findings of Fact:				
This project is not in close vicinity to a State or Federal High	ghway.			
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
r) Other Noise NA				\boxtimes
Source: Project Application Materials, GIS database, S shown on Amendment No. 5, Addendums 1, 2, and 3 to visits, Tentative Tract No. 30266				
Findings of Fact:				
No other noises are anticipated to impact the project.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
s) Noise Effects on or by the Project a. A substantial permanent increase in ambient nois levels in the project vicinity above levels existing without the project?			\boxtimes	
_1 - 9				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			\boxtimes	
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			\boxtimes	

<u>Source</u>: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, Tentative Tract No. 30266, Winchester (Tract 30266) Final Noise Study dated February 22, 2006, Tentative Tract Map No. 36417 Noise Study County of Riverside, California dated April 24, 2013

Findings of Fact:

- a-b) One portion of the project proposes a residential subdivision in accordance with the Winchester Hills Specific Plan. As such, it will incrementally and permanently increase the amount of ambient noise in the area. However, the amount of noise has been evaluated in the Specific Plan No. 293. No unanticipated ambient noise sources are anticipated.
 - c) One portion of the project proposes a residential subdivision in accordance with the Winchester Hills Specific Plan. To the north and to the east of the proposed subdivision are two proposed General Plan roadways. Olive Road is to the north, and is proposed to be 100' right-of-way. Leon Road, to the east, is proposed to be 152' right-of-way. As such, certain noise protection measures are required to protect the future residences of this subdivision. These noise protection measures include a 5' block wall along Olive Avenue. Since there is a proposed 100'-wide flood control channel along Leon Road, two "view fences" are located along both sides of the Greenspace / Open Space Channel, with the exception of two 6' high block walls adjacent to the rear yards of lots 191 and 236 that are adjacent to the flood control channel. Additionally, a 5' high block wall will be constructed at the rear of lots 1-8. These measures are anticipated to mitigate noise levels on the proposed residences to an acceptable level.

It should be noted that the noise study was prepared for Tentative Tract Map No. 30266, which proposed residential development directly adjacent to Leon Road. The current project (Tentative Tract Map No. 36417) proposes a 100' greenbelt / open space corridor directly adjacent to Leon Road. The closest residential lots to Leon Road are Lots 192 and 236; these lots are directly adjacent to the greenbelt / open space channel. Other lots, 215-225 are located across "N" Street from the greenbelt / open space channel and 'front' along "N" Street; which means that those lots are located 156' away from Leon Road. Since the private areas of those lots are located at the rear of those lots behind proposed houses, the private areas are more protected from noise from vehicular traffic on Leon Road. As such, these lots will be required to have dual glazed windows with a minimum STC rating of 31 and a means of

d) Upon completion of the project, future residences will be exposed to ground-borne noises and ground-borne vibrations caused by typical urban / suburban uses in the general vicinity. However, these noises and vibrations are not anticipated to be significant.

<u>Mitigation</u>: The project will be required to comply with all recommendations of the noise study-"Tentative Tract Map 36417, Noise Study, County of Riverside, California" dated April 24, 2013 JN: 08608-03, as outlined in COA 10.E.Health.03.

Monitoring: The project will be monitored through the building permit process.

POPULATION AND HOUSING Would the project		
t) Housing a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		\boxtimes
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?		
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?		
d. Affect a County Redevelopment Project Area?		\boxtimes
e. Cumulatively exceed official regional or local population projections?		\boxtimes
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		

<u>Source</u>: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- b) This project is designed to be responsive to the housing market, and is thus meant to provide a mix of housing types that can be obtained by buyers of a variety of incomes.
- c) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.

		Potential Significa Impact	nt Significant	Less Than Significant Impact	No Impac
	This project is not within a County Reaffect a County Redevelopment Area This project is being developed in	· ·		-	
6)	which was originally approved in 19 Riverside County General Plan (ado analysis. Therefore, the project is County, and local housing projections	997. As such, the opted in 2004) used to consistent with the	current Housing his Specific Pla	g Element an as part	of the of that
f)	The project proposes new housing in this project is being proposed in acc EIR was prepared which analyzed the under consideration for a prior application new residences in the project area; it No unanticipated population growth is	n an area that is cur cordance with the exi his issue. In addition cation – TR30266. A is consistent with po	sting Specific In, this subject pulthough this propulation project	Plan for whoroperty wa oject is pro	ich an is also posing
<u> Mitigation</u>	: No mitigation required.				
PUBLIC S the provise altered g	g: No monitoring required. SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction	vernment facilities or on of which could	the need for cause signification	new or phy ant environ	ysically menta
PUBLIC S the provise altered gompacts,	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable sets for any of the public services:	vernment facilities or on of which could	the need for cause signification	new or phy ant environ ther perfor	ysically menta
PUBLIC S the provise altered gompacts,	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable se	vernment facilities or on of which could	the need for cause signification	new or phy ant environ	ysically menta
PUBLIC She provisaltered grapacts, objectives	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable sets for any of the public services:	vernment facilities or on of which could rvice ratios, respons	the need for cause significates times or of an No. 293 (Wi	new or phy ant environ ther perfor inchester H	ysically menta mance
PUBLIC She provisaltered grapacts, objectives	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable sets for any of the public services: u) Fire Services Riverside County General Plan Safety Amendment No. 5, Addendums 1, 2, attative Tract No. 30266	vernment facilities or on of which could rvice ratios, respons	the need for cause significates times or of an No. 293 (Wi	new or phy ant environ ther perfor inchester H	ysically menta mance
PUBLIC s he provise altered grapacts, objectives Source: shown on visits, Teres approved Development of the project of the province	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable sets for any of the public services: u) Fire Services Riverside County General Plan Safety Amendment No. 5, Addendums 1, 2, attative Tract No. 30266	rernment facilities or on of which could rivice ratios, response Element, Specific Plant and 3 to Environme e County Fire Depart dition, the tentative rating permit occupancy	the need for cause significates times or or continuous an No. 293 (Wintal Impact Remander The Firemap will require	new or phy ant environ ther perfor inchester H port No. 38	wsically menta mance lills) as 30, site ent has nent of
PUBLIC S the provisible provisits, Ter indings of the proved proved proved proved for long and the provisits of the proved prove	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable sets for any of the public services: u) Fire Services Riverside County General Plan Safety Amendment No. 5, Addendums 1, 2, antative Tract No. 30266 of Fact: ect has been reviewed by the Riverside of the design of this project. In additional limits and the services (DIF's) prior to building	rernment facilities or on of which could rivice ratios, response Element, Specific Plant and 3 to Environme e County Fire Depart dition, the tentative rating permit occupancy	the need for cause significates times or or continuous an No. 293 (Wintal Impact Remander The Firemap will require	new or phy ant environ ther perfor inchester H port No. 38	wsically menta mance lills) as 30, site ent has nent of
PUBLIC S he provise altered grapacts, objectives Source: shown on visits, Teres approved Developmused for long this projection of the control of the contro	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable sets for any of the public services: u) Fire Services Riverside County General Plan Safety Amendment No. 5, Addendums 1, 2, antative Tract No. 30266 of Fact: ect has been reviewed by the Riverside of the design of this project. In additiong-term planning of Fire Department for the design of the Department of the design of Fire Department of the design of the design of Fire Department of the design of the design of Fire Department of the design of the design of Fire Department of the design of the	rernment facilities or on of which could rivice ratios, response Element, Specific Plant and 3 to Environme e County Fire Depart dition, the tentative rating permit occupancy	the need for cause significates times or or continuous an No. 293 (Wintal Impact Remander The Firemap will require	new or phy ant environ ther perfor inchester H port No. 38	ysically menta mance ills) as 30, site
PUBLIC S he provise altered grapacts, objectives Source: shown on visits, Teres approved Developmused for long this projection of the control of the contro	SERVICES Would the project result in sion of new or physically altered governmental facilities, the construction order to maintain acceptable sets for any of the public services: u) Fire Services Riverside County General Plan Safety Amendment No. 5, Addendums 1, 2, antative Tract No. 30266 of Fact: ect has been reviewed by the Riverside of the design of this project. In additional term planning of Fire Department for the maintain of the project. In additional term planning of Fire Department for the maintain of the project.	rernment facilities or on of which could rivice ratios, response Element, Specific Plant and 3 to Environme e County Fire Depart dition, the tentative rating permit occupancy	the need for cause significates times or or continuous an No. 293 (Wintal Impact Remander The Firemap will require	new or phy ant environ ther perfor inchester H port No. 38	wsically mental mance ills) as 30, site

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Findings of Fact:

EA No. 42500

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The tentative map will require the payment of Developmermit occupancy. A portion of these fees will be used for facilities.				
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
w) Schools			\boxtimes	
Source: Hemet Unified School District correspondence (Winchester Hills) as shown on Amendment No. 5, Adder Report No. 380, site visits, Tentative Tract No. 30266	•			
Findings of Fact:				
The tentative map will require the payment of school fee These fees are used for long-term planning of school district		ssuance of	building pe	ermits.
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
x) Libraries				
Source: Riverside County General Plan, Specific Plan Amendment No. 5, Addendums 1, 2, and 3 to Environr Tentative Tract No. 30266				
Findings of Fact:				
The tentative map will require the payment of Developm permit occupancy. A portion of these fees will be used for				
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
y) Health Services				
Source: Riverside County General Plan, Specific Plan Amendment No. 5, Addendums 1, 2, and 3 to Environr Tentative Tract No. 30266				
Findings of Fact:				
Health services are a factor of the public market system in County administered medical facilities, but the project will				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
way. The future residents of the tract will be contributing to t than significant.	hese faciliti	es through ta	axes. This	is less
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
RECREATION				
z) Parks and Recreation a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				

<u>Source</u>: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are no new active recreational facilities (i.e. parks) within the project site. Accordingly, this project is within the Winchester Hills Specific Plan, which has established areas in which parks are to occur. The nearest proposed park spaces are located less than ¼ mile away, on to the north in Planning Area 11, and one to the south in Planning Area 21. Both are connected to the project site through the proposed trail system.
- b) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are no new active recreational facilities (i.e. parks) within the project site. Accordingly, this project is within the Winchester Hills Specific Plan, which has established areas in which parks are to occur. The nearest proposed park spaces are located less than ¼ mile away, on to the north in Planning Area 11, and one to the south in Planning Area 21. Both are connected to the project site through the proposed trail system.
- c) The project is located within the Valley-Wide Parks District. As such, it will be required to pay Quimby Fees to the Valley-Wide Parks District prior to building permit occupancy.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
aa) Recreational Trails				
Source: Open Space and Conservation Map for Western C 293 (Winchester Hills) as shown on Amendment No. 5, Ad Impact Report No. 380, site visits, Tentative Tract No. 30266				
Findings of Fact:				
This project includes a new trail within the proposed greenber this project. This trail is intended to tie into the trail system to Salt Creek to the south. The proposed project will construct to the green space / open space lot during project grading.	o the north	n and to the t	trail system	within
Mitigation: No further mitigation required.				
Monitoring: No monitoring required.				
TRANSPORTATION/TRAFFIC Would the project bb) Circulation a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d. Alter waterborne, rail or air traffic?				\boxtimes
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
f. Cause an effect upon, or a need for new or altered maintenance of roads?				\boxtimes
g. Cause an effect upon circulation during the project's			\boxtimes	
construction? h. Result in inadequate emergency access or access to nearby uses?			\boxtimes	
Page 47 of 54		-	- - Δ Νο 4250	20

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?				
Source: Riverside County General Plan, Specific Plan N Amendment No. 5, Addendums 1, 2, and 3 to Environme Tentative Tract No. 30266				

Findings of Fact:

a) The Addendum EIR for the prior project (TR30266) concluded that the traffic study for prior project (TR30266) was acceptable to the County. As such, it concluded that these road intersections would have an acceptable level of service:

Briggs Road (NW) at: Grand Avenue (EW) Simpson Road (EW) Olive Avenue (EW) Patton Avenue (EW) Holland Road (EW)

La Ventana Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

La Ventana Loop Road (NS) at: Patton Avenue (EW)

Leon Road (NS) at: Grand Avenue (EW) Simpson Road (EW) Loop Road (EW) Olive Avenue (EW) Patton Avenue (EW) North Loop Road (EW) Central Loop Road (EW) South Loop Road (EW) Holland Road (EW)

Eucalyptus Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

West Loop Road (NS) at: Patton Road (EW)

Rice Road (NS) at: Simpson Road (EW) Olive Avenue (EW) Patton Road (EW)

Winchester Road "SR-79" (NS) at: Grand Avenue (EW) Simpson Avenue (EW) Olive Avenue (EW) Patton Avenue (EW)

The current project does not introduce any new development that was not already anticipated in the area. Therefore, no new impacts are anticipated.

- b) The proposed project will comply with the parking requirements of residential development as established by the Riverside County Planning Department.
- c) The previous traffic study indicated that it is possible to achieve a Level of Service "C" for those intersections listed previously. The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roadways.
- d) The project will not result in a change of traffic patterns.
- e) The project will not alter waterborne, rail, or air traffic.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	The project will not substantially increase hazards	to a design	feature.		
g)	This project will institute a construction management the general vicinity during project construction. delays during street improvements to roads surrout cease upon completion of construction.	As such, th	ere may be	temporary	traffic
h)	The project has been reviewed and conditioned by Accordingly, the Fire Department has approved impacts are identified.				
i)	The project will not impact adopted policies, pla bikeways or pedestrian facilities, or otherwise su safety of such facilities.				
Mitigation	: No further mitigation is required.				
Monitoring	a. No firsthau manitasina in sagrissa				
	g: No further monitoring is required.				
	g: No further monitoring is required. cc) Bike Trails			\boxtimes	
Source: Amendme	-			ills) as sho	
Source: Amendme	cc) Bike Trails Riverside County General Plan, Specific Plan Nent No. 5, Addendums 1, 2, and 3 to Environme Tract No. 30266			ills) as sho	
Source: Amendme Tentative Findings of This projecthis projecthis projecthe green	cc) Bike Trails Riverside County General Plan, Specific Plan Nent No. 5, Addendums 1, 2, and 3 to Environme Tract No. 30266 of Fact: ect includes a new trail within the proposed greenbect. This trail is intended to tie into the trail system to the south. The proposed project will construct to space / open space lot during project grading.	ntal Impac elt / open s to the north	t Report No pace lot at t and to the	ills) as sho b. 380, site the eastern trail system	visits, end of within
Source: Amendme Tentative Findings of This projecthis projecthis projecthe green	cc) Bike Trails Riverside County General Plan, Specific Plan Nent No. 5, Addendums 1, 2, and 3 to Environme Tract No. 30266 of Fact: ect includes a new trail within the proposed greenbect. This trail is intended to tie into the trail system to the tothe south. The proposed project will construct to	ntal Impac elt / open s to the north	t Report No pace lot at t and to the	ills) as sho b. 380, site the eastern trail system	visits, end of within
Source: Amendme Tentative Findings of This projecthis projecthis projecthe green Mitigation	cc) Bike Trails Riverside County General Plan, Specific Plan Nent No. 5, Addendums 1, 2, and 3 to Environme Tract No. 30266 of Fact: ect includes a new trail within the proposed greenbect. This trail is intended to tie into the trail system to the south. The proposed project will construct to space / open space lot during project grading.	ntal Impac elt / open s to the north	t Report No pace lot at t and to the	ills) as sho b. 380, site the eastern trail system	visits, end of within
Source: Amendme Tentative Findings of This projective projective green Mitigation Monitoring	cc) Bike Trails Riverside County General Plan, Specific Plan Nent No. 5, Addendums 1, 2, and 3 to Environme Tract No. 30266 of Fact: ect includes a new trail within the proposed greenbect. This trail is intended to tie into the trail system to the south. The proposed project will construct to space / open space lot during project grading. : No further mitigation is required. g: No further monitoring is required.	ntal Impac elt / open s to the north	t Report No pace lot at t and to the	ills) as sho b. 380, site the eastern trail system	visits, end of within
Source: Amendme Tentative Findings of This projective Salt Cree the green Mitigation Monitoring UTILITY of a. Retreatment	cc) Bike Trails Riverside County General Plan, Specific Plan Nent No. 5, Addendums 1, 2, and 3 to Environme Tract No. 30266 of Fact: ect includes a new trail within the proposed greenbect. This trail is intended to tie into the trail system to the to the south. The proposed project will construct to space / open space lot during project grading.	ntal Impac elt / open s to the north	t Report No pace lot at t and to the	ills) as sho b. 380, site the eastern trail system	visits, end of within

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact			
<u>Source</u> : Department of Environmental Health Review, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266							
Findings of Fact:							
a-b) Water services will be provided by Eastern M subject to that District's requirements. EMV capacity of servicing this project by issuing a "w	VD has ir	ndicated tha	at they hav				
Mitigation: No further mitigation is required.							
Monitoring: No further monitoring is required.							
ee) Sewer a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?							
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?							
Source: Department of Environmental Health Review, Specishown on Amendment No. 5, Addendums 1, 2, and 3 to Envisits, Tentative Tract No. 30266							
Findings of Fact:							
a-b) Sewer services will be provided by Eastern M subject to that District's requirements. EMV capacity of servicing this project by issuing a "w	VD has ir	ndicated tha	at they hav				
Mitigation: No further mitigation is required.							
Monitoring: No further monitoring is required.							
ff) Solid Waste a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?							
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?							

Potent Signifi	,	Less than	Less Than	No
Impa		Significant with Mitigation	Significant Impact	Impact
		Incorporated		

<u>Source</u>: Riverside County General Plan, Riverside County Waste Management District correspondence, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

a,b) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

qq)Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?		\boxtimes	
b) Natural gas?		\boxtimes	
c) Communications systems?		\boxtimes	
d) Storm water drainage?		\boxtimes	
e) Street lighting?		\boxtimes	
f) Maintenance of public facilities, including roads?		\boxtimes	
g) Other governmental services?		\boxtimes	

<u>Source</u>: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon wireless for communication systems service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.
- D) Specific Plan No. 293 features a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. The Project's drainage plan has been designed to be compatible with the Winchester Hills Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EMWD in the MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impad
	inlets), or would not involve physical envir planned by the MDP.	onmental in	npacts beyo	nd those a	Iready
e)	Street lighting installed by the Project would boundaries of the Project's disturbance are way.		•	•	
f)	The Project would construct new roads required roadways would not cause physical impacted disturbance area footprint or adjacent roadways.	s beyond th	e boundarie		
g)	No other known government services would the Project.	be adverse	ly affected b	y developm	ent of
Mitigation: N	No mitigation measures required.				
Monitoring:	No monitoring measures required.				
conservatio Source: S	hh)Energy Conservation d the project conflict with any adopted energy n plans? pecific Plan No. 293 (Winchester Hills) as show vironmental Impact Report No. 380, site visits, T	n on Amend			s 1, 2
Findings of	•	entative ma	J. NO. 30200		
\ k	The proposed Project would not be regarded as a would not result in a conflict with adopted energy be required to comply with Title 24 of the Califor efficiency.	y conservation	on plans. De	evelopment	would
Mitigation: N	No mitigation is required				
<u>Monitoring</u> :	No monitoring required				
-	RY FINDINGS OF SIGNIFICANCE ii) Does the project have the potential to				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
major periods of California history prehistory?	or			
Source: Staff review, Project Application Materials, shown on Amendment No. 5, Addendums 1, 2, and 3 t visits, Tentative Tract No. 30266	•	`		,
Findings of Fact: Implementation of the proposed project of the environment, substantially reduce the habitat of frequency populations to drop below self-sustaining levels, threater reduce the number or restrict the range of a rare or endangement examples of the major periods of California history or present the proposed project of the p	ish or wildlife s n to eliminate a ingered plant or	pecies, caus plant or anir	e a fish or v	wildlife nity, or
jj) Does the project have impacts which individually limited, but cumulative considerable? ("Cumulative considerable" means that incremental effects of a project considerable when viewed in connect with the effects of past projects, or current projects and probable further projects)?	vely vely the are tion ther			
Source: Staff review, Project Application Materials, shown on Amendment No. 5, Addendums 1, 2, and 3 tvisits, Tentative Tract No. 30266				
<u>Findings of Fact</u> : The project does not have impacts v considerable.	vhich are individ	dually limited	l, but cumul	latively
kk) Does the project have environme effects that will cause substar adverse effects on human beings, eight directly or indirectly?	ntial 🗀			
Source: Staff review, project application, Specific Plan I Amendment No. 5, Addendums 1, 2, and 3 to Environment Tentative Tract No. 30266				
Findings of Fact: The proposed project would not resu substantial adverse effects on human beings, either directions.			hich would	cause
VII. EARLIER ANALYSES				
Earlier analyses may be used where, pursuant to the tier	ing, program E	IR, or other 0	CEQA proce	ess, an

Page 53 of 54

Earlier Analyses Used, if any:

effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

EA No. 42500

Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
	Incorporated		

Specific Plan No. 293 (Winchester Hills)
Addendums 1, 2, and 3 to Environmental Impact Report No. 380,
Environmental Impact Report (EIR) No. 380
Addendum to EIR No. 380
Environmental Assessment No. 38611

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

VIII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised: 10/3/2013 1:22 PM

EA 2010.docx

SUBST CONFORMANCE - SP Case #: SP00293S6 Parcel: 461-160-048

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC- SPSC description

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

SP293S6 reflects modifications to the terminology of the Land Use Designations to be consistent with the General Plan, and the combination of Planning Areas 15 and 16 into one Planning Area 15.

10. EVERY. 2 SPSC - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

SUBST CONFORMANCE - SP Case #: SP00293S6 Parcel: 461-160-048

10. GENERAL CONDITIONS

10. EVERY. 3 SPSC - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293A5 Substantial Conformance No. 6 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293, Amendment No. 5.

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 6 to Specific Plan No. 293A5, Screencheck No. 2 dated 8/28/13.

CHANGE OF ZONE = Change of Zone No. 7773.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP SC#6 FLOOD HAZARD REPORT

RECOMMND

Specific Plan 00293 (Winchester Hills) Amendment No. 5, Substantial Conformance No. 6, is a request to modify the densities, maximum number of units and the boundaries of Planning Areas 15, 16 and 18.

No change to the Master Drainage Plan for the Winchester Hills Specific Plan is proposed. Any change in storm runoff resulting from the proposed increase in density/number of residential units is not a significant amount to require any modification or revision to the Master Drainage Plan. Future developments within the specific plan shall follow the master drainage plan. As individual developments are processed, site specific hydrological studies will be reviewed and evaluated. All new developments will be required to comply with the water quality permits and regulations in effect at the time of the discretionary permit.

The District's previous Conditions of Approval for Specific Plan 293, Amendment No.5, are still applicable and the District does not object to Substantial Conformance No. 6.

SUBST CONFORMANCE - SP Case #: SP00293S6 Parcel: 461-160-048

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - CNDTN EDITS TO MAIN SP

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 30.E HEALTH.1 shall be added to Specific Plan 293A5 which would add requirements for an acoustical study and an Environmental Site Assessment, phase 1 to the every implementing project in the SPECIFIC PLAN.

PARKS DEPARTMENT

20. PARKS. 1 SP - CNDTN EDITS TO MAIN SP

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 30.PARKS.1 shall be added to Specific Plan 293A5 which requires every implementing project in the SPECIFIC PLAN to comply with the non-Vehicular plan requirements.

PLANNING DEPARTMENT

20.PLANNING. 1 SP - SC DOCUMENT TO BE PREPAR

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace the SPECIFIC PLAN.

20.PLANNING. 2 SC - CNDTN EDITS TO MAIN SP

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 10. Every.1 in Specific Plan 293A5, the Hold Harmless Condition, shall be deleted and replaced with

08/29/13 08:04

Riverside County LMS CONDITIONS OF APPROVAL

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SUBST CONFORMANCE - SP Case #: SP00293S6 Parcel: 461-160-048

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CNDTN EDITS TO MAIN SP (cont.) RECOMMND

10.Planning.7, a version revised by Counsel.

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - CNDTN EDITS TO MAIN SP RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 30.EPD.1 shall be added to Specific Plan 293A5 which would add requirements for pre construction burrowing owl study to the every implementing project in the SPECIFIC PLAN.

08/29/13 08:06

SPECIFIC PLAN Case #: SP00293A5

Parcel: 466-340-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

Page: 1

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2

SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters the Specific Plan as follows:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;

SPECIFIC PLAN Case #: SP00293A5

Parcel: 466-340-020

10. GENERAL CONDITIONS

10. EVERY. 2

SPA - Amendment Description (cont.)

INEFFECT

- 13) Designate Planning Area 50C as Medium High Density Residential;
- 14) Designate Planning Area 50D as Medium Density Residential;
- 15) Designate Planning Area 53 as High Density Residential;
- 16) Designate Planning Area 54B as open space;
- 17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 18) Create Planning Areas 62A and 62B and designate as Open Space;
- 19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
- 20) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
- 22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
- 23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
- 24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
- 25) Adjust park construction triggers in accordance with updated funding plans for the parks.

10. EVERY. 3

SPA - Replace all previous

INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4

SP - SP Document

INEFFECT

Specific Plan No. 293 shall include the following:

a. Specific Plan Document, which shall include:

SPECIFIC PLAN Case #: SP00293A5

Parcel: 466-340-020

10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.)

INEFFECT

- 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
- 2. Conditions of Approval.
- 3. Specific Plan Zoning Ordinance.
- 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
- 5. Specific Plan text.
- 6. Descriptions of each Planning Area in both graphical and narrative formats.
- b. Final Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:
 - 1. Mitigation Monitoring/Reporting Program.
 - 2. Draft EIR
 - 3. Comments received on the Draft EIR either verbatim or in summary.
 - 4. A list of person, organizations and public agencies commenting on the Draft EIR.
 - 5. Responses of the County to significant environmental point raised in the review and consultation process.
 - 6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293 , Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

Riverside County LMS CONDITIONS OF APPROVAL

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SPECIFIC PLAN Case #: SP00293A5

Parcel: 466-340-020

10. GENERAL CONDITIONS

10. EVERY. 6 SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7 SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED

INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED

INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved-geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP-ALL CLEARNC'S REO'D B-4 PMT

INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING

INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR

Riverside County LMS CONDITIONS OF APPROVAL

Page: 5

SPECIFIC PLAN Case #: SP00293A5

Parcel: 466-340-020

10. GENERAL CONDITIONS

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING (cont.)

INEFFECT

LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SCREEN CHECK NO 2 A5

INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

FIRE DEPARTMENT

10.FIRE. 2 SP-#86-WATER MAINS

INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#56-IMPACT MITIGATION

INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4 SP-#87-OFF-SET FUNDING

INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 5 SP-#95-HAZ FIRE AREA

INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed

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10. GENERAL CONDITIONS

10.FIRE. 5

SP-#95-HAZ FIRE AREA (cont.)

INEFFECT

on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 6

SP-#96-ROOFING MATERIAL

INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 7

SP-#97-OPEN SPACE

INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 8

SP-#85-FINAL FIRE REOUIRE

INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 9

SP*-#100-FIRE STATION

INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units,and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

10.FIRE. 10

SP-#101-DISCL/FLAG LOT

INEFFECT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

08:06

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10. GENERAL CONDITIONS

10.FIRE. 10

SP-#101-DISCL/FLAG LOT (cont.)

INEFFECT

-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 11

SP-#47 SECONDARY ACCESS

INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 12

SP-#71-ADVERSE IMPACTS

INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/develoers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT

INEFFECT

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.)

INEFFECT

parks. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

Northern Portion Drainage Plan-The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2060G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administerd by the Federal Emergency Management Agency (FEMA).

Sothern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.)

INEFFECT

(Planning Areas 47b,49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel ot and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

Following are the District's recommendations in order to protect the public health and safety:

- 1.A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:
- a.Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site.
- b. The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.) (contineffect

submittals for a LOMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be required before processing is initiated.

2. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- ADP FEES

MET

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

10.FLOOD RI. 2

SP- COLLECT AND CONVEY RUNOFF

INEFFECT

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an edequate outlet.

10.FLOOD RI. 3 SP- CONSTRUCT REGIONAL BASIN

INEFFECT

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

10.FLOOD RI, 4

SP- FEMA FLOOD PLAIN

INEFFECT

Portions of this site are impacted by a FEMA mapped flood plain. Any encroachment into or other modification of this flood plain will require the applicant to process a Letter of Map Revision (LOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 SP- SUBMIT PRELIM WOMP

INEFFECT

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds).

The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 SP- SUBMIT PRELIM WQMP (cont.)

INEFFECT

footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

INEFFECT

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.
- 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.)

INEFFECT

decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 SP - GEO NO. 1246

INEFFECT

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

- 1. No evidence of on-site landslides was observed during the field investigation.
- 2. The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.
- 3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.
- 4. The potential for site ground rupture is considered low.
- 5. The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.
- 6. The site is not anticipated to be at risk for seismically induced flooding.

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1246 (cont.)

INFFFFCT

- 7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.
- 8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsable alluvium.

GEO No. 1246 recommended:

- 1.Remedial measures such as rock removal, catchment areas, rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.
- 2.Compressible native soils and undocumented fill soils should be removed down to competent material.
- 3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described elsewhere in this conditions set.

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES

INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - NO P.A. DENSITY TRANSFER

INEFFECT

Density transfers between Planning Areas that alters the land use designation or density category of any Planninf Area within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 6 SP - PA 12 SCHOOL ACCEPTANCE

INEFFECT

If within two (2) years of approval of the final map (or the last phase if the final map was phased) of Tentative Tract Map No. 31100, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning area 12 with single family residential uses in conformance with the Development Standards of the SPECIFIC PLAN.

10.PLANNING. 7 SP - HOLD HARMLESS SPSC6

DRAFT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - HOLD HARMLESS SPSC6 (cont.)

DRAFT

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shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP - ACOUST AND ESA 1 RQ SPSC6

DRAFT

Prior to the approval of any project under the SPECIFIC PLAN, an Acoustical study as well as an Environmental Site Assessment, phase 1 study shall be required.

This condition was added by Substantial Conformance No 6.

EPD DEPARTMENT

30.EPD. 1 SP - BUOW PRECNST SURVEY SPSC6

 \mathtt{DRAFT}

PRIOR TO APPROVAL OF ANY IMPLEMENTNIG PROJECT UNDER SP00293, THE FOLLOWING 60.MILESTONE, PRIOR TO GRADE CONDITION SHALL BE ADDED TO THE PROPOSED PROJECT(S):

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the

DRAFT

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - BUOW PRECNST SURVEY SPSC6 (cont.)

burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

This Condition was added through Specific Plan Substantial Conformance No. 6.

PARKS DEPARTMENT

30.PARKS. 1 SP - REGIONAL/COMM TRLS SPSC6

DRAFT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), future implementing projects shall be subject to the Non-Vehicular Plan requirements.

This condition was added as part of Substantial Conofirmance No. 6 to the SPECIFIC PLAN.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to teh Planning Department Engineering Geologist

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.)

INEFFECT

for revew and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department Engineering Geologist. This condition may be considered NOT APPLICABLE if the Planning Department Engineering Geologist determines the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL)

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - DURATION OF SP VALIDITY

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (0) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICALBE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS

INEFFECT

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1	сору
Department of Environmental Health	1	сору
Fire Department	1	сору
Flood Control and Water Conservation	1	сору
Transportation Department	1	сору
County Planning Department in Riverside	1	сору
Riverside County Planning Department in Indio	2	copies
in Murrieta	2	copies
Executive Office - CSA Administrator	2	copies

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS (cont.)

INEFFECT

Clerk of the Board of Supervisors

1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 9 SP - ARCHAEO STUDY REQD

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an archaeological study shall be submitted to the Planning Department for review and approval."

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - ADDENDUM EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 12 SP - EA REQUIRED

INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - SUPPLEMENT TO EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 14 SP - SUBSEQUENT EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a signficant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUBSEQUENT EIR (cont.)

INFFFECT

not required."

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 16 SP - AMENDMENT REQUIRED

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

- The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
- The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
- 3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - AMENDMENT REQUIRED (cont.)

INEFFECT

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 17 SP - PARK AGENCY REQUIRED

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - PA PROCEDURES

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PA PROCEDURES (cont.)

INEFFECT

- The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
- 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

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- 30. PRIOR TO ANY PROJECT APPROVAL
 - 30.PLANNING. 20 SP COMMON AREA MAINTENANCE (cont.)

INEFFECT

- d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.
- 30. PLANNING. 21 SP CC&R RES PUB COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

- 1. A cover letter identifying the project for which approval is sought;
- 2. A signed and notarized declaration of covenants, conditions and restrictions;
- 3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.)

INEFFECT

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60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) INEFFECT

considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

- 1. A cover letter identifying the project for which approval is sought;
- 2. A signed and notarized declaration of covenants, conditions and restrictions;
- 3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) INEFFECT

submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)INEFFECT

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - PALEO M/M PROGRAM

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - SKR FEE CONDITION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.)

INEFFECT

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - SCHOOL MITIGATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the ____ School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED

INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeologic resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED (cont.)

INEFFECT

TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING, 34 SP - IF HUMAN REMAINS FOUND

INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION (cont.)

INEFFECT

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through - a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT (cont.)

INEFFECT

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Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

30.TRANS. 1

SP - SP293A5/TS CONDITIONS

INEFFECT

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at: Grand Avenue (EW) Simpson Road (EW)

Olive Avenue (EW)
Patton Avenue (EW)
Holland Road (EW)

La Ventana Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

La Ventana Loop Road (NS) at: Patton Road (EW)

Leon Road (NS) at:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP293A5/TS CONDITIONS (cont.)

INEFFECT

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Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

West Loop Road (NS) at: Patton Road (EW)

Rice Road (NS) at: Simpson Road (EW) Olive Avenue (EW) Patton Road (EW)

Winchester Road "SR-79" (NS) at: Grand Avenue (EW) Simpson Avenue (EW) Olive Avenue (EW) Patton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

30.TRANS. 2 SP - SP293A5/TS IMPROVEMENTS

INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SP293A5/WRCOG TUMF

INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 4

SP - SP293A5/TRAF SIG MIT MECH

INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

30.TRANS. 5

SP - SP293A5/TS INSTALLATION

INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic

signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP293A5/TS INSTALLATION (cont.)

INEFFECT

- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road
- 30.TRANS. 6

SP - SP293A5/TRAFFIC STUDY REQ

INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 37 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PA 37 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA 32 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 32 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA 21 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 SP - PA 21 PARK CONST (cont.)

INEFFECT

shall be constructed and fully operable.

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 8 SP - PA 11 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD (cont.)

INEFFECT

Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 10 SP - PA 55 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS

INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST (cont.)

INEFFECT

Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 15 SP - PA 62A PARK PLANS REOD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD (cont.)

INEFFECT

for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 16 SP - PA 62A PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 8 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivision of 51.43 acres into 243 residential lots with a minimum lot size of 4,000 sq ft and one greenbelt/paseo channel intended to tie into channel approved on TR34677.

10. EVERY. 9 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 10 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36417 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36417, Amended No. 1, dated 2/6/13.

EXHIBIT B & C = Floor Plans and Elevations for Tentative Tract Map No. 36417 dated 1/22/13. These are only for the half of the map that features lots smaller than 5,000 square feet (the western half of the map).

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 11 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 7 MAP - GIN VARY INTRO

RECOMMND

Proposed Tract 36417 was previously rough graded under grading permits BGR030557 and BGR040582. No inspections were conducted under these permits and the permits are in expired status.

The developer/applicant shall obtain a rough grade permit for the site prior to conducting any new disturbance or grading on the site.

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP - DISTURBS NEED G/PMT

RECOMMND

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Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 11 MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS (cont.)

RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 12 MAP - EROS CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 13 MAP - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 14 MAP - 2:1 MAX SLOPE RATIO

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 16 MAP - MINIMUM DRNAGE GRADE

RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 17 MAP - DRNAGE & TERRACING

RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 18 MAP - SLOPE SETBACKS

RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

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10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - SLOPES IN FLOODWAY

RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 24 MAP - RETAINING WALLS

RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 28 MAP - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 29 MAP - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE

RECOMMND

Tract Map#36417 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Morever, any existing septic system(s) and/or well(s) shall be properly removed/abandoned under permit with the

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10. GENERAL CONDITIONS

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

Department of Environmental Health (DEH).

10.E HEALTH, 2

RETENTION BASINS - NO VECTORS

RECOMMND

All proposed retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH, 3

INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

Noise Consultant: Urban Crossroads

41 Corporate Park, Suite 300

Irvine, CA 92606

Noise Study:

"Tentative Tract Map 36417, Noise Study,

County of Riverside, California" dated April 24, 2013 JN: 08608-03

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36417 (Planning Case No.) shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 2, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1

MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2

MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.)

RECOMMND

intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36417 is a proposal to subdivide an approximately 51-acre site for residential lots, a greenbelt/paseo flood control channel and 4 water quality basins in the Winchester area. The site is located on the south side of Olive Avenue and west of Leon Road. Salt Creek Channel is the southerly boundary of the site. This site is a portion of the previously reviewed and approved Tract 30266.

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100-year flow within the channel except for the road crossing at Leon Road and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed, a maintenance ramp for the inlet may be required. Another 100-year crossing/culvert will be required to convey these flows

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain.

Encroachment permits(s) will be required for any work within District rights of way.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may warrant the construction of this facility.

This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors

10.FLOOD RI. 5 MAP CONST CHANNEL W/1ST PHASE RECOMMND

The flood control channel located on the east side of the Tract 36417 must be able to function hydraulically (convey 612 cfs from the north side of Olive Street to Salt Creek Channel) prior to occupancy of the 1st phase of residential units.

10.FLOOD RI. 6 MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 7 MAP 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 8 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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10. GENERAL CONDITIONS

10.FLOOD RI. 10 MAP OWNER MAINT NOTICE

RECOMMND

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The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 12 MAP MAJOR FACILITIES

RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 13 MAP GREENBELT FACILITY MAINT

RECOMMND

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 14 MAP GREENBELT CH DGN CRITERIA

RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP GREENBELT CH DGN CRITERIA (cont.)

RECOMMND

slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel outside of low-flow section n = 0.030. When determining the maximum velocity: for vegetated/habitat low flow channel n = 0.10, for the rest of the channel n = 0.025. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 19 MAP WOMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP SUBMIT FINAL WOMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 22 MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

TRACT MAP Tract #: TR36417 Parcel: 461-160-029

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

- 1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.
- * A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.
- ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 MAP - PDA04772

RECOMMND

PDACounty Archaeological Report (PDA) No. 4772 submitted for this project (TR36417) was prepared by SWCA and is entitled: "Archaeological Montoring (sic) for the Pulte Winchester Project Riverside County, California", dated July 2005.

PDA04772 concluded one historic era trash deposit was found and recorded as result of the archaeological monitoring.

PDA04772 recommended no additional cultural resources studies.

PDA04772 is hereby accepted for Planning purposes for TR36417. Conditions detailing the requirement should inadvertent discoveries be made during construction are described elsewhere in this conditions set.

TRACT MAP Tract #: TR36417 Parcel: 461-160-029

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - PDP01431

RECOMMND

County Paleontological Report (PDP) No. 1431, submitted for this case (TR36417), was prepared by SWCA and is entitled: "Paleontological Monitoring and Mitigation Report, Pulte Winchester Hills, Riverside County, California", dated May 2005.

PDP01431 concluded:

- 1.No significant fossils were discovered.
- 2. The mid to late Pleistocene alluvial fan material is considered highly sensitive because it is known to contain significant fossil resources.

PDP01431 recommended:

1. Qualified paleontologists should monitor the Pleistocene Alluvium Deposits in all areas where it will be impacted by future ground disturbance.

PDP01431 satisfies the requirement for a Paleontological Resources Assessment for this project. PDP01431 is hereby accepted for TR36417). A Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared and submitted prior to issuance of grading permits as described elsewhere in this conditions set. In addition, an environmental constraints sheet (ECS) shall be prepared relative to the potential paleontological resources at this site, as described elsewhere in this conditions set.

Pursuant to the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 8 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 9 MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 10 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider, or the land divider's successor-ininterest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

MAP - OFFSITE SIGNS ORD 679.4 10.PLANNING. 15

RECOMMND

No offsite subdivision signs advertising this land

ivision/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 16 MAP* - RES. DESIGN STANDARDS

DRAFT

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the __ zone.
- b. The front yard setback is __ feet.c. The side yard setback is __ feet.
- d. The street side yard setback is feet.
- e. The rear yard setback is __ feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of [the/each] lot is feet.
- g. The maximum height of any building is __ feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is __ feet.
- i. The minimum parcel size is [square feet/acres].
- j. No more than __% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING, 18 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

- 1. Final Site Development Plan for each phase of development.
- 2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
- 3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
- 4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
- 5. Each phase shall have a separate wall and fencing plan.
- 6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 21 MAP OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes.

10.PLANNING. 22 MAP - SUBMIT BUILDING PLANS

RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Se tion for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - M/M PROGRAM (GENERAL)

RECOMMND

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

10.PLANNING. 24 MAP - NON-IMPLEMENTING MAPS

RECOMMND

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

10.PLANNING. 25 MAP - DURATION OF SP VALIDITY

RECOMMND

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICALBE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

MAP - STD INTRO 3 (ORD 460/461) 10.TRANS. 1

RECOMMND

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With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

MAP - COUNTY WEB SITE 10.TRANS. 2

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

MAP - DRAINAGE 1 10.TRANS. 3

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

MAP - DRAINAGE 2 10.TRANS. 4

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2 (cont.)

RECOMMND

of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5

MAP - OFF-SITE PHASE

RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide a minimum 32' AC paved primary and secondary off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6

MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 7

MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://www.rctlma.org/trans/rbbd_contractbidding.html.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - TS/CONDITIONS 1

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

Haun Road (NS) at: Newport Road (EW)
I-215 SB Ramps (NS) at: McCall Boulevard (EW)
Newport Road (EW)

I-215 NB Ramps (NS) at: McCall Boulevard (EW)
Newport Road (EW)

Encanto Drive (NS) at: McCall Boulevard (EW) Antelope Road (NS) at: Newport Road (EW) Menifee Road (NS) at: McCall Boulevard (EW)

Newport Road (EW)

Lindenberger Road (NS) at: Simpson Road (EW)

Newport Road (EW)
La Ventana Road (NS) at: Simpson Road (EW)

West Project Entrance (NS) at: Olive Avenue (EW)

Newport Road (EW)

Central Project Entrance (NS) at: Olive Avenue (EW)
Newport Road (EW)

East Project Entrance (NS) at: Olive Avenue (EW)
Newport Road (EW)

Leon Road (NS) at: Simpson Road (EW)

Olive Road (EW)

North Project Entrance (EW)

South Project Entrance (EW)

Newport Road (EW)

As such, the proposed project is consistent with this General Plan policy.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - TS/CONDITIONS 1 (cont.)

RECOMMND

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20. PLANNING. 4 MAP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 30 days of the final project adoption by the Board of Supervisors:

Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department 1 copy Department of Environmental Health 1 copy Fire Department 1 copy Flood Control and Water Conservation 1 copy Transportation Department 1 copy County Planning Department in Riverside 1 copy Riverside County Planning Department in Indio 2 copies in Murrieta 2 copies Executive Office - CSA Administrator 2 copies Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT

Riverside County LMS CONDITIONS OF APPROVAL

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4

MAP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

APPLICABLE

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2

MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3

MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

If this tract is constructed in phases, an encroachment permit will be required for the facilities constructed within District rights of way for that phase.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP

RECOMMND

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A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS - PALEO RESOURCES

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - ECS - PALEO RESOURCES (cont.)

RECOMMND

been paid to the institution."

50.PLANNING. 2 MAP- LC LNDSCP COMMON AREA MA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

50.PLANNING. 3 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 5 MAP*- SURVEYOR CHECK LIST

DRAFT

he County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of ___ [gross acres] [square feet net].
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the ___ zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 6 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 7773 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 9 MAP - ANNEX TO PARK DISTRICT

RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - QUIMBY FEES (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 21 MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 25 MAP - ECS NOTE DAM INUNDATION

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Dimond Valley Dam which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 30 MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

- 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
- 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

- 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP - CC&R RES POA COM. AREA

RECOMMND

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The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

- 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
- 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenents, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 37 MAP - PARK AGENCY REQ

RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - PARK AGENCY REQ (cont.)

RECOMMND

that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question.

50.PLANNING. 38 MAP - PA PROCEDURES

RECOMMND

The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

- 1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning area.
- 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors
- 50.PLANNING. 39 MAP COMMON AREA MAINTENANCE

RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39 MAP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

maintenance responsibility for neighborhood common areas.

- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

50.PLANNING. 40 MAP - INFRASTR. PARTICIPATION

RECOMMND

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 40 MAP - INFRASTR. PARTICIPATION (cont.)

RECOMMND

Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

50.PLANNING. 41 MAP - PA28B PARK AGREEMENT

RECOMMND

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR

RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR

RECOMMND

Lot access shall be restricted on Olive Avenue and Leon Road and so noted on the final map.

50.TRANS. 3 MAP - STRIPING PLAN

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - STRIPING PLAN (cont.)

RECOMMND

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forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 4 MAP - STREET NAME SIGN

RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with TR34677.

50.TRANS. 6

MAP - SOILS 2

RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 7

MAP- CORNER CUT-BACK I/SUR

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 8 MAP - OFF-SITE ACCESS 2

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of La Ventana Road from Olive Avenue to paved County maintained Simpson Road.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 10

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Leon Road, Olive Avenue, and entry streets "A", "E", and "K".
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.6 condition of approval.
- (4) Graffiti abatement of walls and other permanent structures along Leon Road and Olive Avenue.
- (5) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 11

MAP - DEDICATION

RECOMMND

All interior streets are designated LOCAL STREET and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Streets "A", "E", and "K" (entry) are designated ENTRY STREET and shall be improved with 44' full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

Olive Avenue along project boundary is a designated SECONDARY and shall be improved with 32' to 44' half-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 50' to 62' half-width dedicated right-of-way in accordance with County Standard No. 94. Sheet (1 of 2) and (2 of 2).

- NOTE: 1. Olive Avenue shall be constructed from Leon Road to La Ventana Road at the Phase 1 stage.
 - 2. A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.

50.TRANS. 12

MAP - EXISTING MAINTAINED

RECOMMND

Leon Road along project boundary is a dirt County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with 8" concrete curb and gutter, located 55 feet from centerline, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - EXISTING MAINTAINED (cont.)

RECOMMND

of existing paving as determined by the Transportation Department within the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/76')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

50.TRANS. 13 MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 14 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Leon Road, Olive Avenue, entry streets "A", "E", and "K".

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 16

MAP - INTERSECTION/50' TANGENT

RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 17

MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan check guidelines.html.

50.TRANS. 18

MAP - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 19

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersections of:

Street "M"/Newport Road

or as approved by the Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D

RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 MAP - APPROVED WOMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all required water quality treatment control BMPs have been included on the grading plan.

DECOMMENT

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) R

RECOMMND

provided in writing to the Environmental Programs
Department. If it is determined that the project site is
occupied by the Burrowing Owl, take of "active" nests
shall be avoided pursuant to the MSHCP and the Migratory
Bird Treaty Act. However, when the Burrowing Owl is
present, relocation outside of the nesting season (March 1
through August 31) by a qualified biologist shall be
required. The County Biologist shall be consulted to
determine appropriate type of relocation (active or
passive) and translocation sites. Occupation of this
species on the project site may result in the need to
revise grading plans so that take of "active" nests is
avoided or alternatively, a grading permit may be issued
once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.)

RECOMMND

final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

If this tract is constructed in phases, an encroachment permit will be required for the facilities constructed within District rights of way for that phase.

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows and shall mitigate its water quality impacts.

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract 36417 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8 MAP SUBMIT FINAL WOMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. 08/29/13 07:21

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8. Procedures and protocol for collecting and processing of samples and specimens.
- 9. Fossil identification and curation procedures to be employed.
- 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11. All pertinent exhibits, maps and references.
- 12. Procedures for reporting of findings.
- 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 MAP - SECTION 404 PERMIT (cont.)

RECOMMND

divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that The amount of the fee required to be paid may ordinance. vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.43 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW (cont.)

RECOMMND

grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7773 has been approved and adopted by the Board of Supervisors and [has] [have] been made effective.

60.PLANNING. 22 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

TRANS DEPARTMENT

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://www.rctlma.org/trans/rbbd contractbidding.html.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract 36417 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 3 USE- LC LNDSCP COMMON AREA MA

RECOMMND

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's: 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE- LC LNDSCP COMMON AREA MA (cont.) RECOMMND

landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

80.PLANNING. 4 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 5 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - ELEVATION & FLOOR PLAN

RECOMMND

Elevations and floor plans shall substantially conform to approved EXHIBIT's B and C.

80.PLANNING. 9 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 14 MAP - SCHOOL MITIGATION

RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 15 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

- 1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
- 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
- 3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorprorated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be clearedd individually.

80.PLANNING. 18 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

- 2. Show front, side and rear yard setbacks.
- 3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
- 4. Show detailed fencing plan including height and location.
- 5. Show typical model tour sign locations and elevation.
- 6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
- 7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 20 MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Valley Wide Parks and Recreation District and the approved SPECIFIC PLAN.

TRACT MAP Tract #: TR36417

Parcel: 461-160-029

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FINAL SITE PLAN (cont.)

RECOMMND

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

- 1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
- 2. Each model floor plan and elevations (all sides).
- 3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
- 4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
- 5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
- 6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the

TRACT MAP Tract #: TR36417

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FINAL SITE PLAN (cont.) (cont.)

RECOMMND

application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 21 MAP - WALLS/FENCING PLANS

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

- A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
- B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.
- C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.
- D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing

TRACT MAP Tract #: TR36417

Parcel: 461-160-029

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - WALLS/FENCING PLANS (cont.)

RECOMMND

is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

- E. All new residential lots shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height.
- F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,
- G. Corner lots shall be constructed with wrap-around decorative block wall returns.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Leon Road, Olive Avenue, and entry streets "A", "E", and "K".
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.6 condition of approval.
- (4) Graffiti abatement of walls and other permanent structures along Leon Road and Olive Avenue.
- (5) Street sweeping.

08/29/13 07:21

Riverside County LMS CONDITIONS OF APPROVAL

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - TS/GEOMETRICS 1

RECOMMND

The intersection of Leon Road/Newport Road shall be improved to provide the follow geometrics:

Northbound: Two left turn lanes, three through lanes, one

right turn lane.

Southbound: Two left turn lanes, three through lanes, one

right turn lane.

Eastbound: Two left turn lanes, three through lanes and

one right turn lane.

Westbound: Two left turn lanes, three through lanes, one

right turn lane.

or as appoved by the Transportation Department.

The intersection of Central Project Entrance ("M")/Newport Road shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left turn lane, one right turn lane.

Eastbound: One left turn lane, three through lanes.

Westbound: Three through lanes, one right lane.

or as approved by the Transportation Department.

The intersection of West Project Entrance (Street "S")/ Newport Road shall be restricted to right-in, right-out and be improved to provide the following geometrics:

Northbound: N/A

Southbound: One right turn lane.

Eastbound: Three through lanes.

Westbound: Three through lanes, one right turn lane.

or as approved by the Transportation Department.

Installation of a raised median along Newport is required.

08/29/13 07:21

Riverside County LMS CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36417

Parcel: 461-160-029

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - TS/GEOMETRICS 1 (cont.)

RECOMMND

Any on-site or off-site widening and/or right of way required to provide these geometrics shall be the responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WOMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for

TRACT MAP Tract #: TR36417

Parcel: 461-160-029

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.)

RECOMMND

annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Precise grade inspection.
- a.Precise Grade Inspection can include but is not limited to the following:
- 1.Installation of slope planting and permanent irrigation on required slopes.
- 2.Completion of drainage swales, berms and required drainage away from foundation.
- b. Inspection of completed onsite drainage facilities
- c. Inspection of the WQMP treatment control BMPs
- 90.BS GRADE. 7 MAP PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM

RECOMMND

FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D, 2010 EDITION.PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP AS-BUILT BMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the

Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WOMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

Unless otherwise approved by the Distrct, the District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 MAP CONST CHANNEL W/1ST PHASE

RECOMMND

The flood control channel located on the east side of the Tract 36417 must be able to function hydraulically (convey 612 cfs from the north side of Olive Street to Salt Creek Channel) prior to occupancy of the 1st phase of residential units.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed n accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 3 MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5 MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - QUIMBY FEES (2) (cont.)

RECOMMND

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS

RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 12 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 MAP - MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

EIR and all addenda.

The Planning Director may require inspection or other monitoring to ensure such compliance.

Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 4 MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "E4" of the Menifee Valley Road and Bridge Benefit

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

acceptance from water purveyor is required.

- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations with no fee credit given:

Street "M"/Newport Road

or as approved by the Transportation Department.

LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM 2ND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: February 6, 2013

TO

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health - Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Fire Department- Strategic Planning

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section P.D. Archaeology Section

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, TENTATIVE TRACT MAP NO. 36417 AMENDED NO. 1- EA42500 – Applicant: Winchester Meadows LLC – Engineer/Representative: Keith Gardner - Third/Third Supervisorial District - Winchester Zoning Area- Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR)(4.5 D.U/Ac. per PA 15 and 16 in SP293A5) – Location: Southerly of Olive Ave and westerly of Leon Road – 51.43 Gross Acres – Zoning: Specific Plan (SP) – REQUEST: The Specific Plan Substantial Conformance proposes minor changes to accommodate TR36417. The Map proposes a Schedule A subdivision of 51.43 acres into 243 residential lots with a minimum lot size of 4,000 sq ft and one greenbelt/paseo channel intended to tie into channel approved on TR34677 – APN: 461-160-029

Please review the attached <u>Amended</u> map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending <u>LDC</u> <u>Comment Agenda, February 28, 2013</u> deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Matt Straite, (951) 955-8631, Project Planner, or e-mail at mstraite@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE:	SIGNATURE:	 	
PLEASE PRINT NAME AND TITLE:			
TELEPHONE:			

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

Riv. Co. Environmental Programs Division

DATE: August 21, 2012

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Riv. Co. Transportation Dept.

Riv. Co. Surveyor

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health - Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Fire Department- Strategic Planning

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check Regional Parks & Open Space District.

Riv. Co. Waste Management Dept. Winchester Municipal Advisory Council

3rd District Supervisor

P.D. Geology Section

P.D. Landscaping Section

P.D. Archaeology Section

Riverside Transit Agency

Riv. Co. Sheriff's Dept.

3rd District Planning Commissioner

Hemet Unified School District Eastern Municipal Water Dist.

Southern California Edison Southern California Gas Co.

GTE

Caltrans #8

Caltrans Division of Aeronautics Regional Water Quality Board Air Quality Management District Eastern Information Center- UCR

TENTATIVE TRACT MAP NO. 36417- EA42500 - Applicant: Winchester Meadows LLC -Engineer/Representative: Keith Gardner - Third/Third Supervisorial District - Winchester Zoning Area-Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR)(4.5 D.U/Ac. per PA 15 and 16 in SP293A5) - Location: Southerly of Olive Ave and westerly of Leon Road -51.43 Gross Acres - Zoning: Specific Plan (SP) - REQUEST: Schedule A subdivision of 51.43 acres into 243 residential lots with a minimum lot size of 4,000 sq ft and one greenbelt/paseo channel intended to tie into channel approved on TR34677 - APN: 461-160-029

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on September 13, 2012. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Matt Straite. Project Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: August 20, 2012

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riv. Co. Flood Control District

Riv. Co. Fire Department-Strategic Planning

Riv. Co. Building & Safety – Grading Regional Parks & Open Space District. Riv. Co. Environmental Programs Division

Riv. Co. Environmental Programs Division P.D. Geology Section

P.D. Landscaping Section P.D. Archaeology Section

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 6 (to SP293A5) SCREENCHECK NO.

1- EA42500 - Applicant: Winchester Meadows LLC - Engineer/Representative: Keith Gardner - Third/Third Supervisorial District - Winchester Zoning Area- Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (LDR)(0.5 D.U./Ac.), Medium Density Residential (MDR)(2.5 D.U./Ac.), Medium Density Residential (MDR)(3.5 D.U./Ac.), Medium Density Residential (MDR)(4.5 D.U./Ac.), Medium Density Residential (MDR)(5.0 D.U./Ac.), Medium High Density Residential (MHDR)(6.0 D.U./Ac.), High Density Residential (HDR)(12 D.U./Ac.), Commercial, Light Manufacturing, Medium Manufacturing, School, School/MDR (2.5 D.U./Ac.), School/MHDR (6.0 D.U./Ac.), Parks and Open Space - Location: Northerly of Holland Road, easterly of Briggs - 2,840.7 Gross Acres - Zoning: Specific Plan (SP) - REQUEST: Modify the densities, maximum units and boundaries of Planning Areas 15, 16 and 18 of Specific Plan No. 293A5 - APN: 461-160-029, -047, -048

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a <u>LDC meeting on September 13, 2012</u>. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

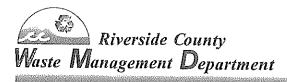
All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at mstraite@rctlma.org / MAILSTOP# **1070**:

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Hans W. Kernkamp, General Manager-Chief Engineer

August 27, 2012

Matt Straite, Project Planner Riverside County Planning Department P. O. Box No. 1409 Riverside, CA 92502-1409

RE: Tract Map (TR) No. 36417

Proposal: The TR proposes to divide 51 acres into 243 residential lots

APN: 461-160-029

Dear Mr. Straite:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Olive Avenue and west of Leon Road, in the Harvest Valley/Winchester Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit for each phase, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- Prior to issuance of an occupancy permit for each phase, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8
PLANNING
464 WEST 4th STREET, 6th Floor MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300



Flex your power! Be energy efficient!



ADMINISTRATION RIVERSIDE COUNTY PLANNING DEPARTMENT

September 10, 2012

Matt Straite
Project Planner
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Tentative Tract Map No.36417 (SR-79 PM R15.96)

Mr. Straite,

We have completed our review for the above mentioned proposal to construct a subdivision of 51.43 acres into 243 residential lots with a minimum lot size of 4,000 square foot and one greenbelt/paseo channel intended to tie into channel approved on TR34677 – APN: 461-160-029, location is southerly of Olive Avenue and westerly of Leon Road.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

• A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
 - The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
 - It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
 - All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the onramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Mr. Straite September 10, 2012 Page 3

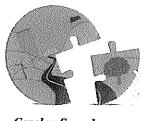
We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY

Office Chief

Community Planning/IGR-CEQA



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:	Set10# CC006348
☐ Standard Change of Zone	2010/ 000000 °
There are three different situations where a Plan	ning Review Only Change of Zone will be accepted:
Type 1: Used to legally define the boundaried Type 2: Used to establish or change a SP zo	es of one or more Planning Areas within a Specific Diag
CASE NUMBER: <u>C20773</u>	DATE SUBMITTED 3-14-12
APPLICATION INFORMATION	
Applicant's Name: Winchester Meadows, LLC	E-Mail: jblum@butier.com
Mailing Address: 17782 E. 17th Street	
Tustin	CA 92780
City	State ZIP
Daytime Phone No: (714) 448-0216	Fax No: ()
Engineer/Representative's Name: Keith Gardner	E-Mail: keefergard@sbcglobal.net
Mailing Address: 6149 Bluffwood Drive	
Riverside	Street CA 92506
City	State ZIP
Daytime Phone No: (951) 533-2934	Fax No: (⁹⁵¹ _) 321-3338
Property Owner's Name: Winchester Meadows	E-Mail: jblum@butier.com
Mailing Address: 17782 E. 17th Street	
Tustin	Street CA 92780
City	State ZIP
Daytime Phone No: (714) 448-0216	Fax No: ()
Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409	Desert Office · 38686 El Cerrito Road Palm Desert, California, 92211

(951) 955-3200 · Fax (951) 955-1811

(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

PRINTED NAME OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in

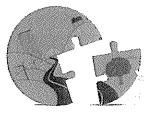
PROPERTY INFORMATION:

the property.

Assessor's Parcel Number(s):	461-160-029, 461-160	9-047, 461-160-048		
Section: 31	Township: 5 south	Range:	2 west	
Approximate Gross Acreage:	61.98 acres			
General location (nearby or cr	oss streets): North of	Domenigoni Parkway		, South of
Olive	East of La Ventana	, West of	Leon Road	

Thomas Brothers map, edition year, page number, and coordinates: Page 839 Sections A7 and B7, Page 839 Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas): Modify the development standards and planning area boundaries for Planning Areas 15, 16 of Specific Plan No. Related cases filed in conjunction with this request:

Specific Plan 293, Substantial Conformance No. ; Tentative Tract Map No.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

Form 295-1058 (11/22/10)

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.	, f
CASE NUMBER: SP00293s6	DATE SUBMITTED: 3/14/12
APPLICATION INFORMATION	•
Applicant's Name: Winchester Meadows, LLC	E-Mail: jblum@butier.com
Mailing Address: 17782 E. 17th Street	
Tustin	Street CA 92780
City	State ZIP
Daytime Phone No: (714) 448-0216	Fax No: ()
Engineer/Representative's Name: Keith Gardner	E-Mail: keefergard@sbcglobal.ng
Mailing Address: 6149 Bluffwood Drive	
Pivoreido	Street CA 92506
City	State ZIP
Daytime Phone No: (951) 533-2934	Fax No: (⁹⁵¹) 321-3338
Property Owner's Name: Winchester Meadows	E-Mail: jblum@butier.com
Mailing Address: 17782 E. 17th Street	
	Street CA 92780
Gity	State ZIP
Daytime Phone No: (714) 448-0216	Fax No: ()
case number and lists the names, mailing addre- interest in the real property or properties involved in The Planning Department will primarily direct com	attach a separate page that reference the application sses, and phone numbers of all persons having an this application. Immunications regarding this application to the person may be the property owner, representative, or other TR 36417 C 2 0 7773
Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811	Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

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CFG65874

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robert Core (Winchesse Mendows, acc)	Kaplet Lack
PRINTED NAME OF APPLICANT	<u>ŠIGNATURE</u> OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY	GIVEN:
I certify that I am/we are the record owner(s) or authocorrect to the best of my knowledge. An authorize indicating authority to sign the application on the owner.	ed agent must submit a letter from the owner(s)
All signatures must be originals ("wet-signed"). Photo Pubert Love (Windester Medius, UC) PRINTED NAME OF PROPERTY OWNER(S)	copies of signatures are not acceptable. **EXECUTE: **COPERTY OWNER(S)** **COPIES OF PROPERTY OWNER(S)** **COPIES OF PROPERTY OWNER(S)**
PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)
If the subject property is owned by persons who have	A not signed as owners shows attack a service

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Modify the densities of Planing	Areas 15, 16, and 18 of	Specific Plan No. 293. Th	e boundaries of the planning
areas will be modified, as well a	s the maximum dwelling	g units. Overall, the develo	ppment intensity of these
planning areas will be less than	the adopted specific pla	an allows.	
Related cases filed in advanc		vith, this request:	
Tentative Tract Map No. TC:	36417		
Change of Zone No.			
PROPERTY INFORMATION:			
Assessor's Parcel Number(s):	461-160-029, 461-16	0-047, 461-160-048	
			2 wort
Section: 31	Township:	Range:	2 West
Approximate Gross Acreage:	61.98		
General location (nearby or cr	oss streets): North of	Domenigoni Parkway	0 - 41
Olive '	East of La Ventana	, West of	Leon Road
Thomas Brothers map, edition	year, page number,	and coordinates: Page	839 Sections A7 and B7, Page &
Have there been any prior req	uests for substantial o	conformance? Yes 🔽	No 🗀
If yes, of what nature? There	have been 5 requests for the subdivision propos		to SP293. Each request
	tine aupurvision propos	eu in a particular area.	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

Set 10# CCOD 6348 APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:			
✓ TRACT MAP☐ REVISED MAP☐ PARCEL MAP		IGE TO ACREAGE TO FINAL MAP	☐ VESTING MAP☐ EXPIRED RECORDABLE MA
INCOMPLETE APPLICATIONS WILL NOT BE	ACCEPTED.		
CASE NUMBER: 36417		DATE SUBI	MITTED: 3-15-12
APPLICATION INFORMATION			
Applicant's Name; Winchester Mea	dows, LLC (Robert	we F-Mail: jblu	m@butier.com
Mailing Address: 17782 E. 17th Stre		<i></i>	
Tustin	Stree CA	92780	***************************************
City	State		ZIP
Daytime Phone No: (714) 448-0		Fax No: ()
Engineer/Representative's Name:	Keith Gardner		E-Mail: keefergard@sbcglobal.ng
Mailing Address: 6149 Bluffwood Dr			
Riverside	Street CA	92506	
City	State		ZIP
Daytime Phone No: (951) 533-2	***************************************	Fax No: (951) <u>682-2876</u>
Property Owner's Name: Wincheste	r Meadows	E-Mail: jblun	⊓@butier.com
Mailing Address: 17782 E 17th Stree	t		
Riverside Tustin	Street CA	92780	
City	State		ZIP
Daytime Phone No: (714) 448-02	216	Fax No: ()	
f additional persons have an owner above, attach a separate sheet that	ership interest in the references the app	ne subject prope lication case num	erty in addition to that indicated ober and lists the names, mailing
			5P0029356
Riverside Office · 4080 Lemon Stree P.O. Box 1409, Riverside, California (951) 956-3200 · Fax (951) 956	92502-1409	Palm Des	· 38686 El Cerrito Road ert, California 92211 77 · Fax (760) 863-7555
"Pj Form 295-1011 (11/22/10)	anning Our Future P	reserving Our Pest"	CZ077073
			EA 42500 CFG-05874
			U L/ L) 4 4

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signe		KUU	WILLE
<u>PRINTED NAME</u> OF APPLICAN	τ	<u>SIGNATURE</u> (OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS	HEREBY GIVEN:		
I certify that I am/we are the record owner(s correct to the best of my knowledge. An indicating authority to sign the application o	authorized agent r	nust subm	the information filed is true and nit a letter from the owner(s)
All signatures must be originals ("wet-signed with W. LOW	d"). Photocopies of s	ignatures :	are not acceptable.
PRINTED NAME OF PROPERTY OWNER(S) <u>S</u>	IGNATURE O	PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S	5) <u>S</u> 1	GNATURĘ OF	PROPERTY OWNER(S)
If the subject property is owned by person sheet that references the application case persons having an interest in the property.	s who have not sign number and lists th	ed as owr he printed	ners above, attach a separate names and signatures of all
See attached sheet(s) for other property	owner's signatures.		
PROPERTY INFORMATION:			
Assessor's Parcel Number(s): 461-160-029			
Section: 31 Township: 5	south	_ Range:	2 west
Approximate Gross Acreage: 51.43			:

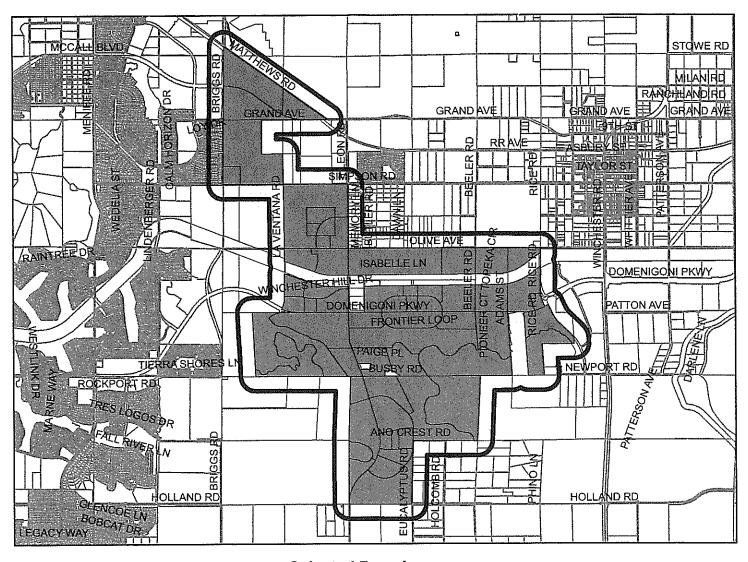
APPLICATION FOR SUBDIVISION AND DEVELOPMENT General location (cross streets, etc.): North of Sait Creek Channel Olive Avenue East of La Ventana ___, West of Leon Road Thomas Brothers map, edition year, page number, and coordinates: 2012, 639, A7 & B7 Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD): Schedule 'A' Tract Map to divide 51.43 acres into 243 residential lots with a minimum lot size of 4,000 square feet, and one greenbelt / paseo channel in order to tie the trail / channel from the north (1R34677) to the Salt Creek Related cases filed in conjunction with this request: Change of Zone No. Specific Plan No. 293, Subtantial Conformance No. is there a previous development application filed on the same site: Yes \checkmark No \Box If yes, provide Case No(s). TR30266 __ (Parcel Map, Zone Change, etc.) E.A. No. (if known) 38611 E.I.R. No. (if applicable): 380 Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ✓ No ☐ If yes, indicate the type of report(s) and provide a copy: Addendum to EIR 380 Is water service available at the project site: Yes 🗸 No 🔲 If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) Is sewer service available at the site? Yes 🗹 No 🗌 If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes . No . Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes ☐ No ☑ How much grading is proposed for the project site? Estimated amount of cut = cubic yards: _

PROPERTY OWNERS CERTIFICATION FORM

I,	VINNIE NGUYEN, certify that on 6 5 2013
The att	ached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers <u>SP0293S6 CZ07773/TR36417</u> For
Compa	ny or Individual's Name Planning Department,
Distanc	se buffered 6.00'
Pursuai	nt to application requirements furnished by the Riverside County Planning Department,
Said lis	st is a complete and true compilation of the owners of the subject property and all other
ргорегt	y owners within 600 feet of the property involved, or if that area yields less than 25
differer	nt owners, all property owners within a notification area expanded to yield a minimum of
25 diffe	erent owners, to a maximum notification area of 2,400 feet from the project boundaries,
based ı	spon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site	access/improvements, said list includes a complete and true compilation of the names and
mailing	addresses of the owners of all property that is adjacent to the proposed off-site
improv	ement/alignment.
I furthe	er certify that the information filed is true and correct to the best of my knowledge. I
underst	and that incorrect or incomplete information may be grounds for rejection or denial of the
applica	tion.
NAME	Vinnie Nguyen
TITLE	GIS Analyst
ADDRI	ESS: 4080 Lemon Street 2 nd Floor
	Riverside, Ca. 92502
ΓELEP:	HONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

cheched by MET vate CY 18/5/13

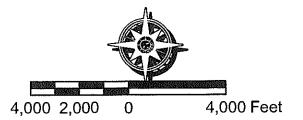
SP0293S6/CZ07773/TR36417 (600 feet buffer)



Selected Parcels

							100 050 010	100 050 000	100 050 001
461 - 030-014	461-030-013	466-340-007	333-581-021	333-592-003	466-350-016	333-582-011	462-050-010	462-050-009	462-050-004
462-030-047	461-140-027	462-030-044	461-140-049	461-190-016	333-582-013	466-350-005	461-280-024	462-030-021	462-030-022
461-190-020	333-582-003	461-190-084	333-581-033	333-581-035	333-591-015	462-030-024	333-582-015	461-190-072	461-190-076
333-592-004	466-120-015	466-120-017	466-120-016	462-030-069	333-590-006	461 - 030-004	461-030-006	333-581-022	462-030-013
461-190-021	462-030-049	466-350-006	461-190-052	462-030-045	333-591-011	461-170-001	461-140-050	462-030-055	466-310-002
466-310-026	461-140-004	461-140-052	461-140-053	461-150-016	461-140-003	461-140-042	461-140-006	461-140-038	461-140-040
461-140-041	461-140-051	461-140-005	461-140-039	333-581-023	466-050-002	462-030-028	462-030-046	333-581-020	462-040-007
462-030-019	333-582-007	462-030-027	462-040-011	461-190-015	461-190-051	462-050-006	462-050-015	462-020-051	333-581-027
333-592-006	462-030-007	462-030-076	462-030-077	462-030-078	462-030-075	466-360-040	333-581-030	333-582-005	333-581 - 038
333-581-018	333-581-029	333-582-012	466-030-002	333-582-014	333-582-009	333-591-006	462-030-063	461-280-026	333-582-002
333-591-007	333-581-036	462-040-010	462-030-064	333-581-025	333-591-010	466-340-017		333-581-019	462-030-067
462-030-033	461-150-015	461-150-007	461-150-008	461-150-009	333-592-001	462-040-061	333-590-001	333-581-026	466-120-023

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warrenty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the date provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 333170011, APN: 333170011

MINOR RANCH

C/O BROOKFIELD CALIF LAND HOLDINGS

1522 BROOKHOLLOW DR STE 1

SANTA ANA CA 92705

ASMT: 333581023, APN: 333581023

ANNA ORTIZ, ETAL

28396 BEACON BAY CIR MENIFEE CA 92585

ASMT: 333581017, APN: 333581017

SANDRA FAVELA, ETAL 28455 BEACON BAY CIR MENIFEE CA 92585 ASMT: 333581024, APN: 333581024

ESTELA WYKE, ETAL 28410 BEACON BAY CIR

MENIFEE CA 92585

ASMT: 333581018, APN: 333581018

LEANNA SIMS, ETAL 28441 BEACON BAY CIR MENIFEE CA 92585 ASMT: 333581025, APN: 333581025

APRIL ANDERSON, ETAL 28424 BEACON BAY CIR MENIFEE CA 92585

ASMT: 333581019, APN: 333581019

TINA BUTLER, ETAL 28427 BEACON BAY CIR MENIFEE CA 92585 ASMT: 333581026, APN: 333581026

MARILEE CLARKE, ETAL 28438 BEACON BAY CIR MENIFEE CA 92585

ASMT: 333581020, APN: 333581020

JO LEEBERT, ETAL 28413 BEACON BAY CIR MENIFEE CA 92585 ASMT: 333581027, APN: 333581027

JENNIFER ADDISON, ETAL 28452 BEACON BAY CIR MENIFEE CA 92585

ASMT: 333581021, APN: 333581021

AMANDA HAGEN 28399 BEACON BAY CIR MENIFEE CA 92585 ASMT: 333581028, APN: 333581028

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ATTN: Division Manager Ecological Service, U.S. Fish & Wildlife Service 6010 Hidden Valley Rd. Carlsbad, CA 92011

Los Angeles District, U.S. Army Corps of Engineers 911 Wilshire Blvd. P.O. Box 532711 Los Angeles, CA 90053-2325

ATTN: Michael McCoy Riverside Transit Agency 1825 3rd St. P.O. Box 59968 Riverside, CA 92517-1968

Southern California Edison 2244 Walnut Grove Ave., Rm 312 P.O. Box 600 Rosemead, CA 91770



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

TO: ☐ Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk	FROM: Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409 38686 El Cerrito Road Palm Desert, California 92211
SUBJECT: Filing of Notice of Determination in compliance with	Section 21152 of the California Public Resources Code.
EA42500, TR36417, CZ7773, SP293S6 Project Title/Case Numbers	
Matt Straite County Contact Person	951-955-8631 Phone Number
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)	
Winchester Meadows LLC Project Applicant	17782 East 17 th Street Tustin CA 92780 Address
Northerly of Holland Road, easterly of Briggs Project Location	
The project WILL have a significant effect on the environmer An Addendum to Certified EIR No. 380 prepared for the prosecution of the approximate a condition of the approximate A Mitigation Monitoring and Reporting Plan/Program WAS A statement of Overriding Considerations WAS adopted for	ent. oject pursuant to the provisions of the California Environmental Quality Act (\$50.00). val of the project. adopted. r the project. s. and record of project approval is available to the general public at: Riverside County Planning
Signature	Title Date
Date Received for Filing and Posting at OPR: DM/dm Revised 9/06/2013 Y.\Planning Case Files-Riverside office\SP00293S6\DH-PC-BOS Hearings\DH-PC\NO Please charge deposit fee case#: ZEA42500 ZCFG05874	
	R COUNTY CLERK'S USE ONLY

STATE OF CALIFORNIA - THE RESOURCES AGENCY DEPARTMENT OF FISH AND GAME ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401208

Lead Agency: COUNTY PLANNING	***************************************		Date: _	10/08/2004
County Agency of Filing: Riverside		_ Document No:	200	0401208
Project Title: EA 38611; GPA 00617; SPA 293; CZ 6673; TTM 302	66			
Project Applicant Name: SIERRA LINDA DEVELOPMENT	- Auto-Particular de produc	Phone Number	;	
Project Applicant Address: 3591 SIERRA LINDA DR. ESCONDIDIO	O CA 92025			
Project Applicant: Private Entity				
CHECK APPLICABLE FEES: Environmental Impact Report		\$850.00		
☐ Negative Declaration ☐ Application Fee Water Diversion (State Water Resources Con				,
☐ Project Subject to Certifled Regulatory Programs ☑ County Administration Fee		\$64.00		- Triangle Constraint
Project that is exempt from fees (DeMinimis Exem Project that is exempt from fees (Notice of Exempt	n) Total Received_	\$914.00		
	C. The	James .		
Signature and title of person receiving payment:				A4-18-18-1
Notes:				

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1202044

4080 Lemon Street Second Floor 39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8277

(951) 955-3200

(951) 600-6100

Received from: WINCHESTER MEADOWS LLC

\$64.00

paid by: CK 1082

paid towards: CFG05874

CALIF FISH & GAME: DOC FEE

CFW FEE FOR EA42500-ADDENDUM 4 to EIR380 FOR SP293

at parcel #: 30805 OLIVE AVE WINC

appl type: CFG3

Account Code 658353120100208100

Description
CF&G TRUST: RECORD FEES

Amount \$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

3.2

Agenda Item No.:

Area Plan: Western Coachella Valley Zoning District: Thousand Palms Supervisorial District: Fourth

Project Planner: Jay Olivas

Planning Commission: December 4, 2013

CONDITIONAL USE PERMIT NO. 3252,

REVISED PERMIT NO. 4
E.A. Number: 42522
Applicant: SA Recycling
Penresentative: SA Recycling

Representative: SA Recycling

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 proposes a phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined annual tons of incoming volume which includes a recycling facility for green and wood waste materials, a recycling facility for composting operations, a recycling facility for asphalt and concrete (inert materials), and a recycling facility for metals and white goods including processing of end of life vehicles (EOL). Additionally, the recycling facility proposes a 73,000 equipment storage area, a 15,000 square foot warehouse at a maximum height of 25 feet, and a 29,000 square foot employee parking area, along with existing accessory office and shop buildings.

The project site is located in the Community of Thousand Palms within the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, easterly of Rio Del Sol Road, westerly of Sierra Del Sol, northerly of Watt Court at 29250 Rio Del Sol Road

ISSUE OF POTENTIAL CONCERN:

Issues of potential concern revolve around expansion of existing outdoor recycling wastes with the addition of composting and expanded green waste, metals, and inert materials processing (asphalt/concrete) with end of life vehicle processing. These issues have been resolved with recommended conditions of approval including requirement for maintaining a Solid Waste Facility Permit from the State of California and circulation of the Initial Study with the State Clearinghouse.

BACKGROUND:

The original outdoor recycling facility on six acres was approved under CUP03252 in 1998. The facility was expanded from six acres to 25 acres under CUP03252R1 in 2001. Due to appeal and litigation under CUP03252R1, CUP03252R2 was approved in 2003. The project currently operates under CUP03252R2. There was attempt in 2006/2008 to expand operations under a new owner, but CUP03252R3 was withdrawn. The current owner from late 2000s is seeking to expand operations under CUP03252R4.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):

Light Industrial (.25 - .60 Floor Area Ratio)

2. Surrounding General Plan Land Use (Ex. #5):

Light Industrial (.25 - .60 Floor Area Ratio) to the north, south; Medium Density Residential (2-5 D.U./Ac.) to the east, Indian Lands to the west

Existing Zoning (Ex. #2):

Manufacturing-Service Commercial (M-SC)

Surrounding Zoning (Ex. #2);

Manufacturing-Service Commercial (M-SC) to the north, south; Residential Agriculture (R-A) to the east; Controlled Development Areas (W-2) to the west CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4

PC Staff Report: September 18, 2013

Page 2 of 4

5. Existing Land Use (Ex. #1):

Outdoor recycling facility

6. Surrounding Land Use (Ex. #1):

Vacant land, utility corridor, industrial buildings and outdoor storage uses, residential uses with

public park and elementary school

7. Project Data:

Total Acreage: 43 Gross Acres

Total Number of Existing Buildings: Two (2) Total Existing Building Sq Ft.: 8,000 Sq. Ft. Proposed Recycling Volume: Up to 380,000

annual tons

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

<u>ADOPTION</u> of a MITIGATED NEGATIVE DECLARATION for ENVIROMENTAL ASSESSMENT NO. 42522, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVAL</u> of **CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

- The project site is designated Community Development: Light Industrial (CD: LI) (.25 .60 Floor Area Ratio) on the Western Coachella Valley Area Plan with surrounding designations consisting of Light Industrial, Medium Density Residential, Indian Lands, and Rural Residential.
- 2. The zoning for the subject site is Manufacturing Service Commercial (M-SC) with surrounding zones consisting of M-SC, R-A, W-2, and W-2-5.
- 3. The Zoning Consistency Matrix shows the existing M-SC zone as being "Highly Consistent" with the project's "Light Industrial" designation.
- The proposed phased expansion of an existing outdoor recycling facility is a permitted use subject to a revised conditional use permit.
- 5. The project site contains an existing outdoor recycling facility previously approved for expansion from 6 acres to 25 acres for green and wood waste materials, asphalt and concrete, metals and white goods with accessory office and shop building.
- The project proposes phased expansion from 25 acres to 43 gross acres
- Surrounding property contains vacant land, utility corridor, industrial buildings and outdoor storage uses, residential uses with public park and elementary school.

CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4

PC Staff Report: September 18, 2013

Page 3 of 4

8. Under a Solid Waste Facility Permit, the project would be permitted to process an incoming volume of 380,000 tons of solid waste including 166,720 tons/year of green and wood waste materials with a peak daily tonnage of 3,000 tons/day, 150,000 tons of inert (asphalt/concrete) materials with a peak daily tonnage 3,000 tons/day, composting with no more than 500,000 cubic yards at any one time, 60,000 tons of metals and white goods with End of Life Vehicle processing.

- 9. The project's revised site plan includes 7.5 acres for green waste at the northeast property corner with maximum pile heights of 20 feet, a 7.2 acre area in the east central portion for composting with windrows at a maximum pile height of 20 feet, a 5 acre area at southeast corner for inerts (asphalt/concrete) with maximum pile heights of 30 feet along with expanded areas to northwest for Ferrous and Non-Ferrous Metal Processing and Storage.
- 10. The project would conform with the scenic corridor standards of the General Plan in that visual impacts would be reduced by perimeter fencing and K-railing, limiting pile heights up to 20 feet for green wastes and up to 30 feet for concrete wastes, as well as landscaping being provided along Rio Del Sol Road.
- 11. Access to the site is from Rio Del Sol Road (100' ROW). The project will provide appropriate street and off-site traffic mitigation such as right-of-way dedication and Transportation Uniform Mitigation (TUMF) fees, in compliance with the requirements of the circulation element of the General Plan.
- 12. The project is approximately one mile from a fire station. The project will provide appropriate fire protection measures in conformance with the fire services policies of the General Plan.
- 13. Domestic water and sanitation is provided by private on-site water tank and on-site sewage disposal system. Domestic water and sanitation shall be provided in conformance with the water and sewer land uses standards of the General Plan.
- 14. The project is within the Sphere of Influence of the City of Cathedral City who's transmittal of July 31, 2012 indicated no comment at this time.
- 15. The project is located within the boundaries of the Thousand Palms Community Council and was brought to the July 2013 community council meeting were the project was presented.
- 16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
- 17. Environmental Assessment No. 42522 identified the following potentially significant impacts:
 - a) Aesthetics
 - b) Air Quality
 - c) Biological Resources
 - d) Mandatory Findings of Significance

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

Conditional Use Permit No. 3252, Revised Permit No. 4

PC Staff Report: December 4, 2013

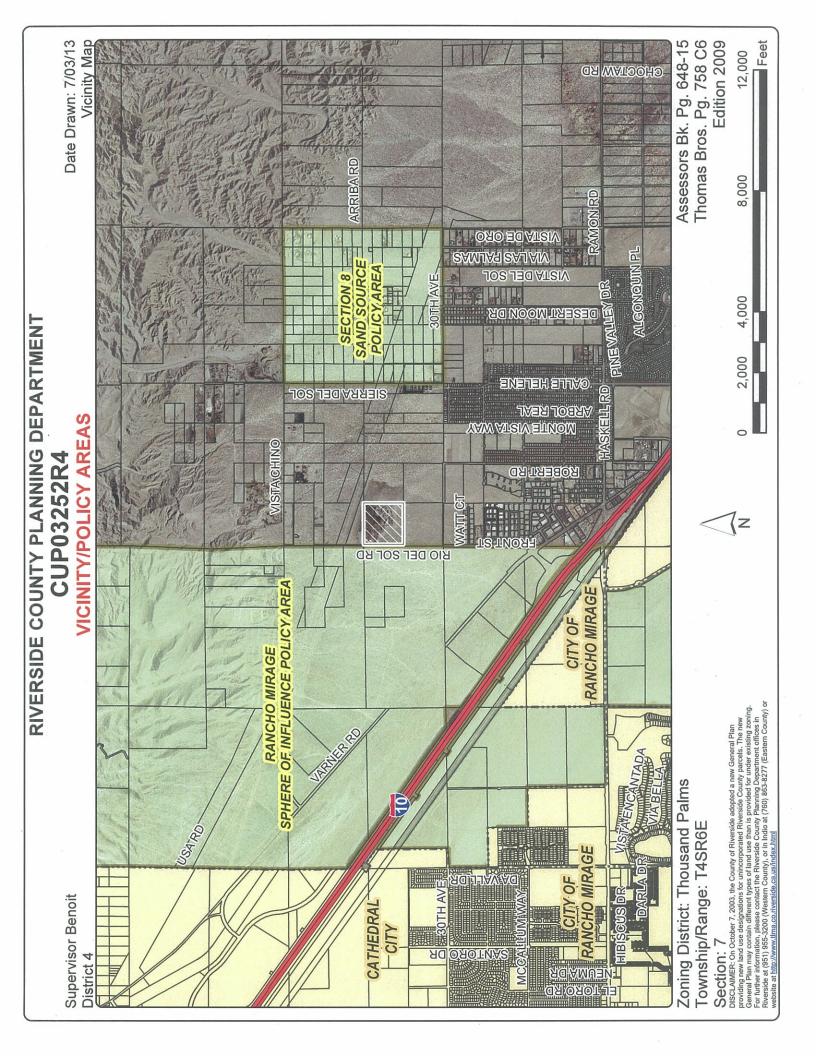
Page 4 of 4

CONCLUSIONS:

- The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is conditionally consistent with the Manufacturing Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety and general welfare are protected through project design.
- 4. The proposed project is compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

- 1. As of this writing (10/28/13), no public letters, in support or opposition have been received.
- 2. The project site is <u>not</u> located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A Redevelopment Area;
 - d. A High Fire area;
 - e. An Airport Influence Area;
 - f. A Conservation Area.
- 3. The project site is located within:
 - Areas of Flooding Sensitivity;
 - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. An Area of Liquefaction Potential (Moderate);
 - d. A Low Paleontological Sensitivity Area; and,
 - e. The boundaries of the Palm Springs Unified School District.
- The subject site is currently designated as Assessor's Parcel Number 648-150-029.



RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03252R4

Supervisor Benoit District 4

LAND USE

Date Drawn: 7/03/13

Exhibit 1



Zoning District: Thousand Palms Township/Range: T4SR6E

Section: 7

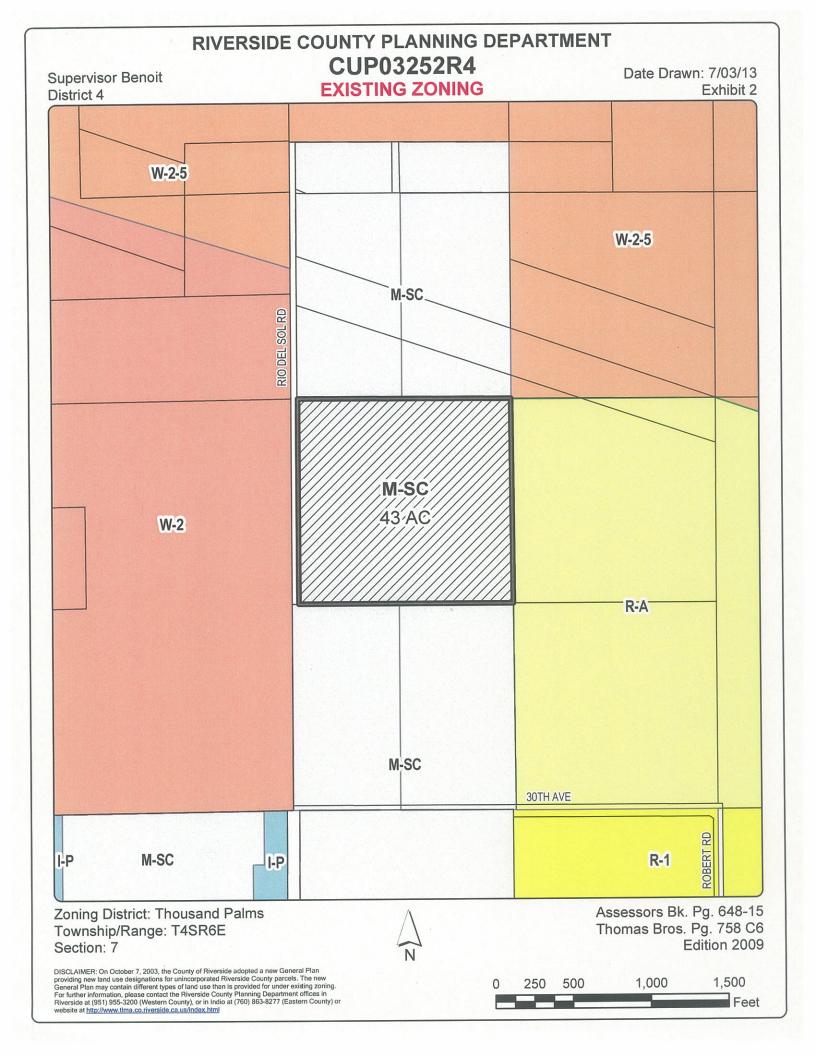


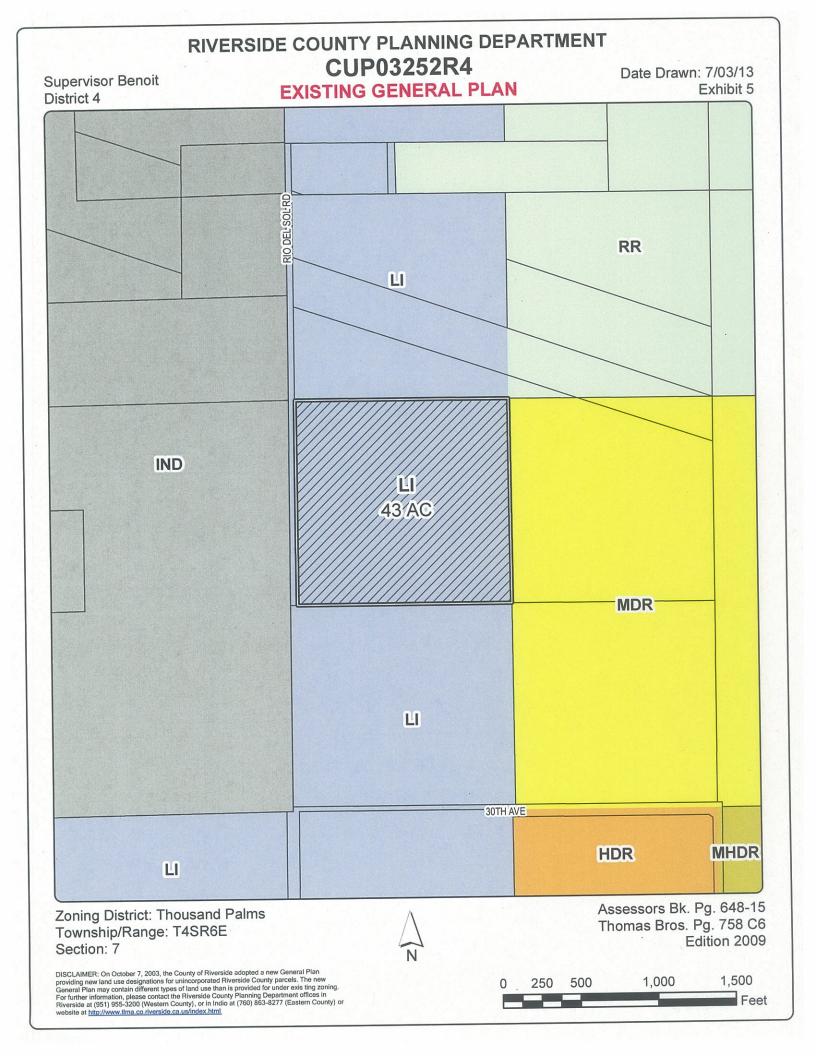
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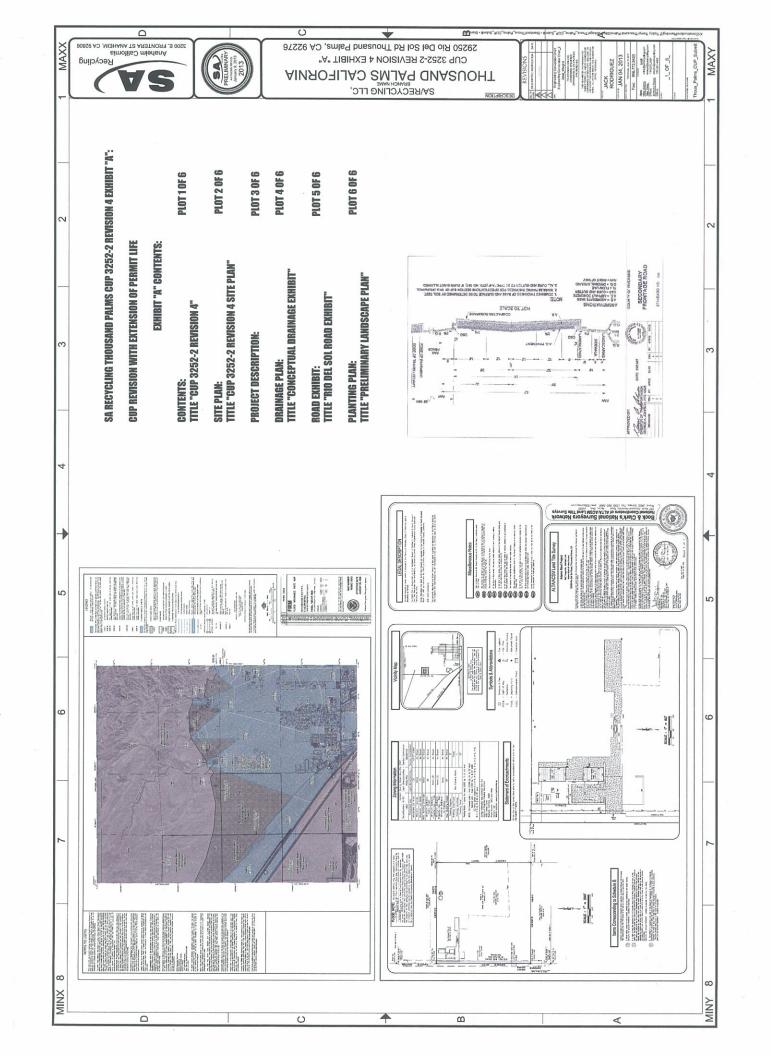
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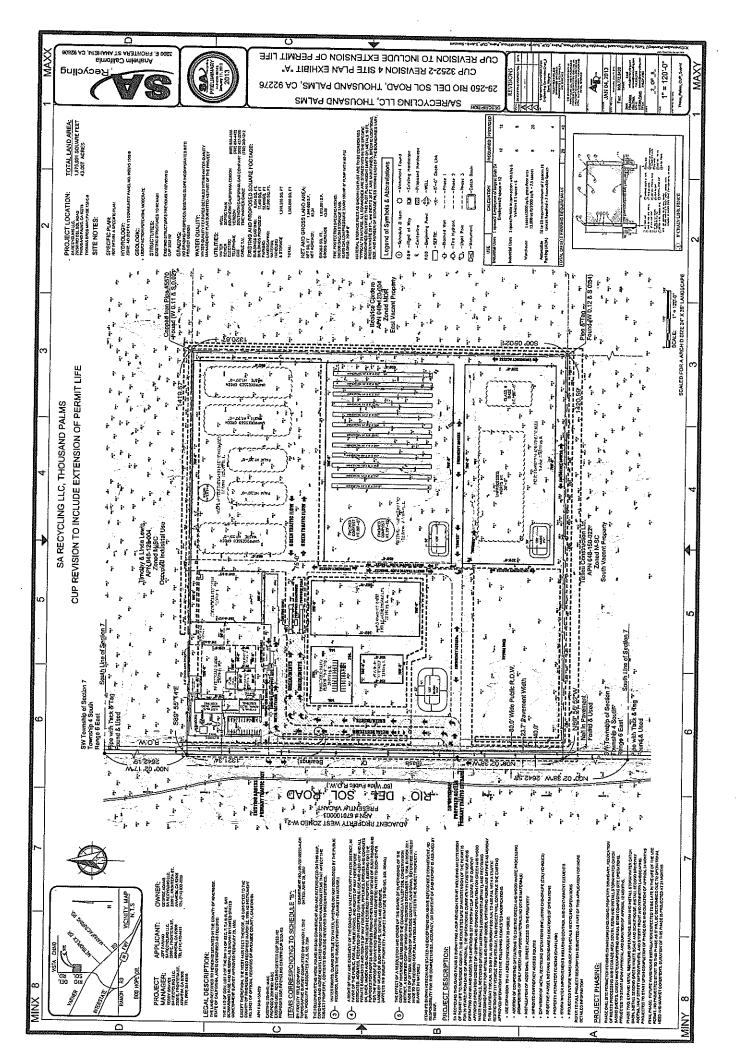
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at Cell 1951 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at https://www.lima.co.riverside.cs.u.s/index.html

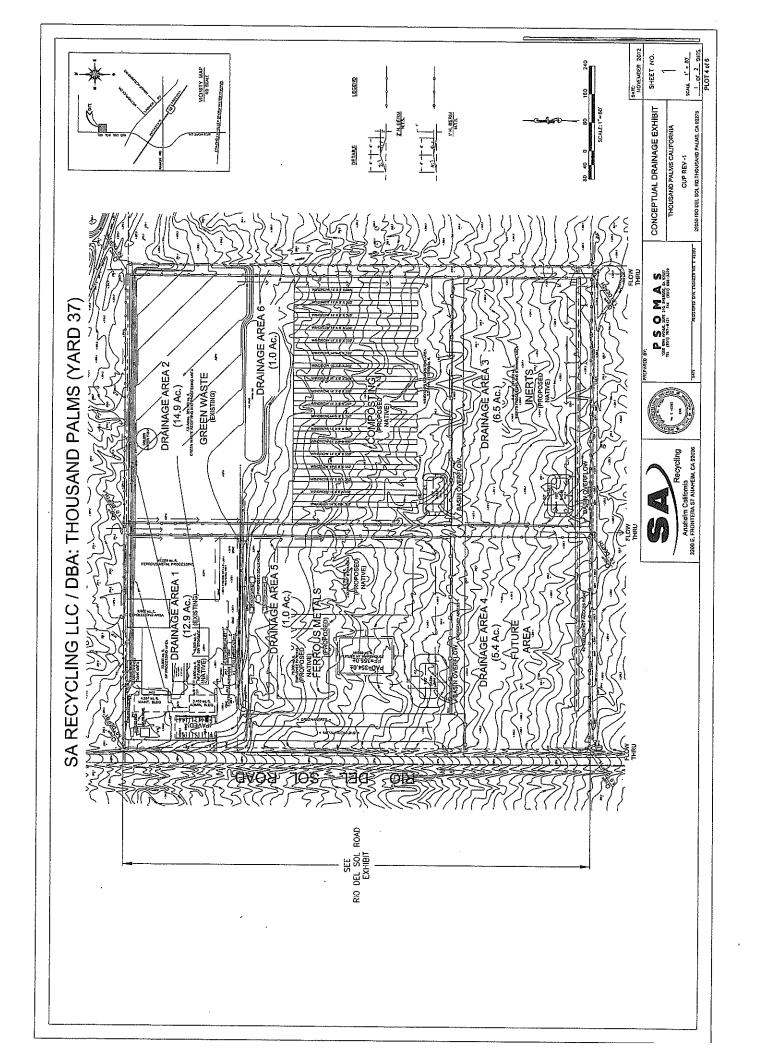


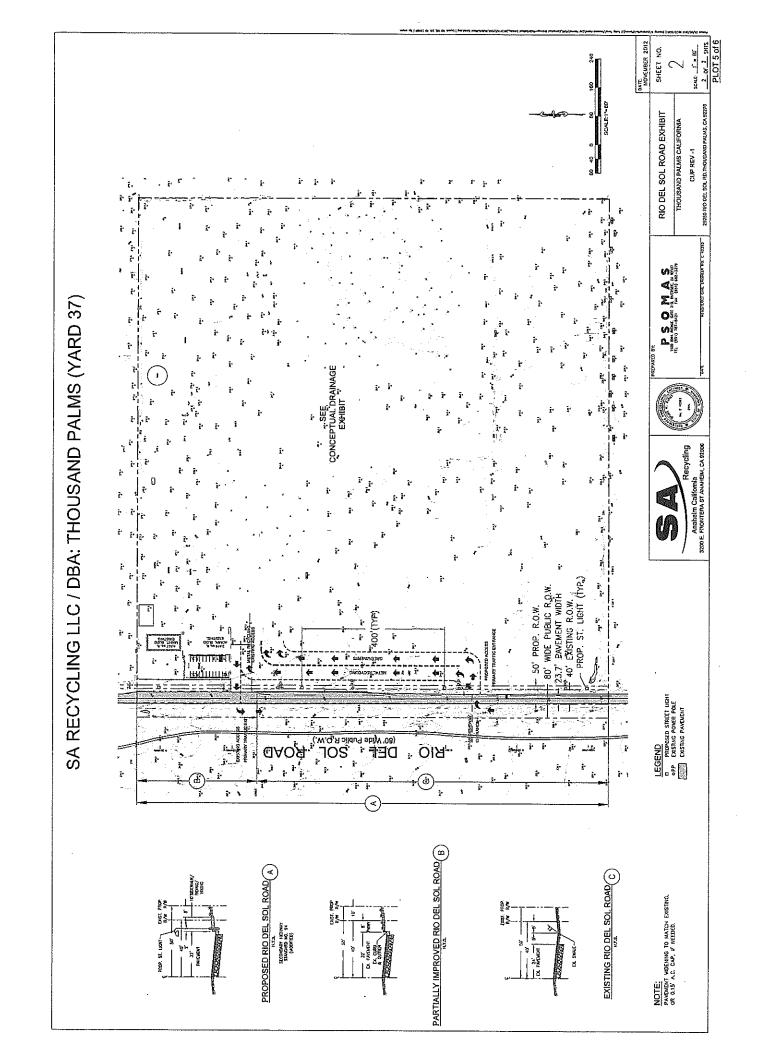


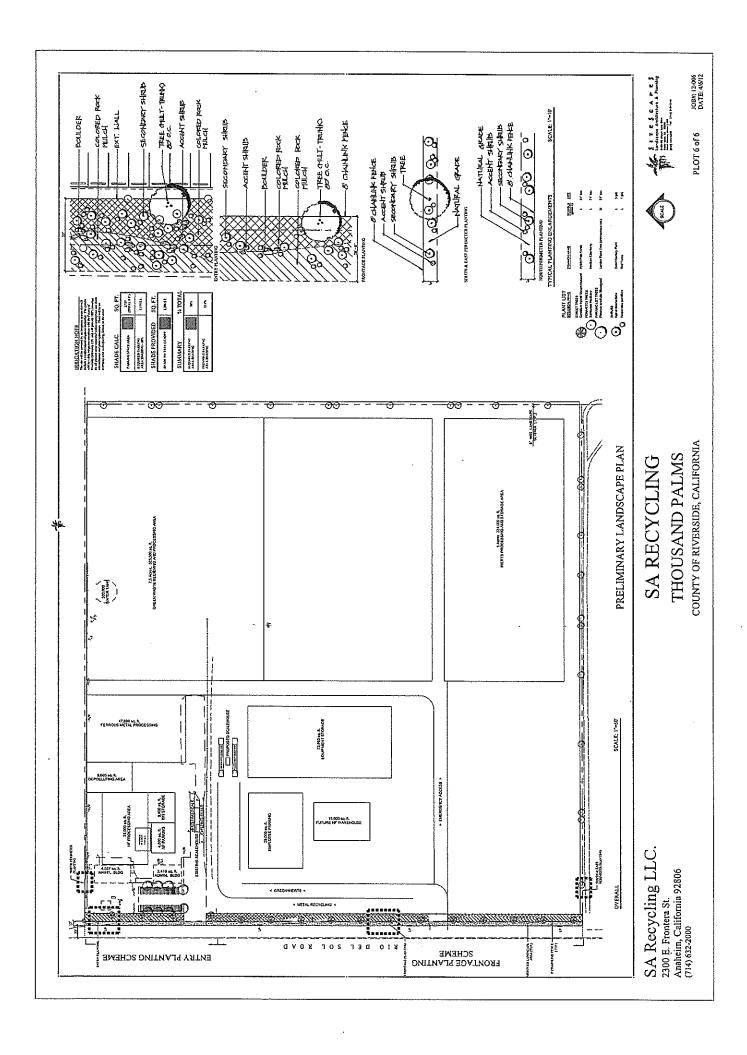


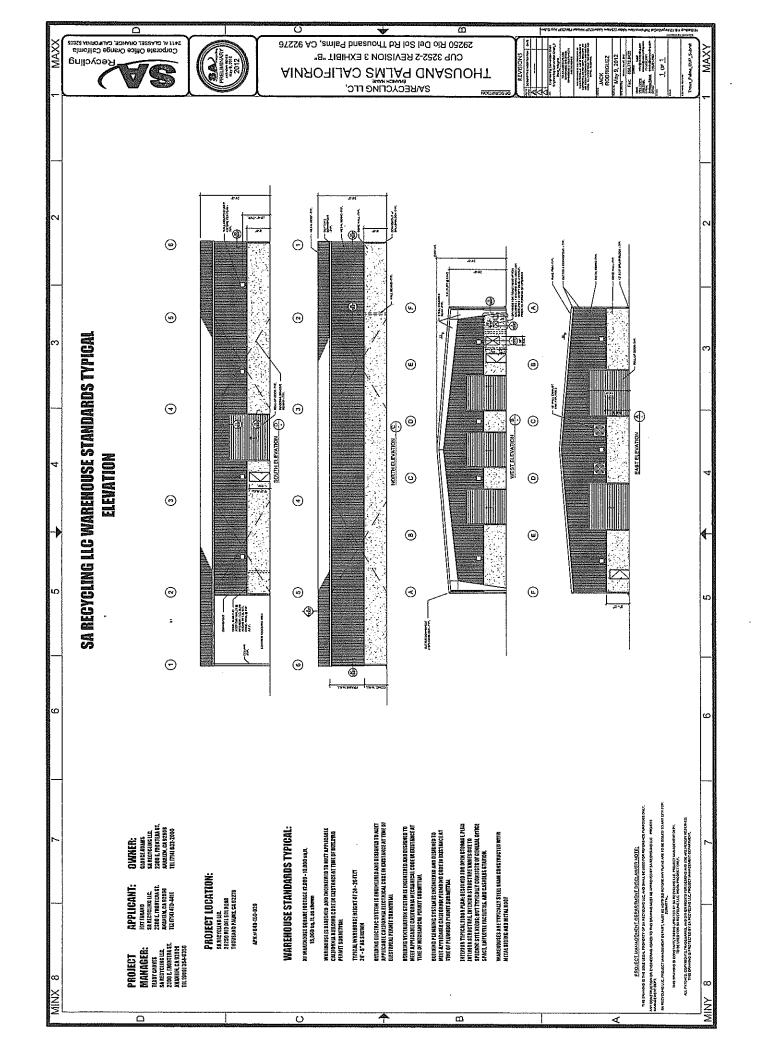


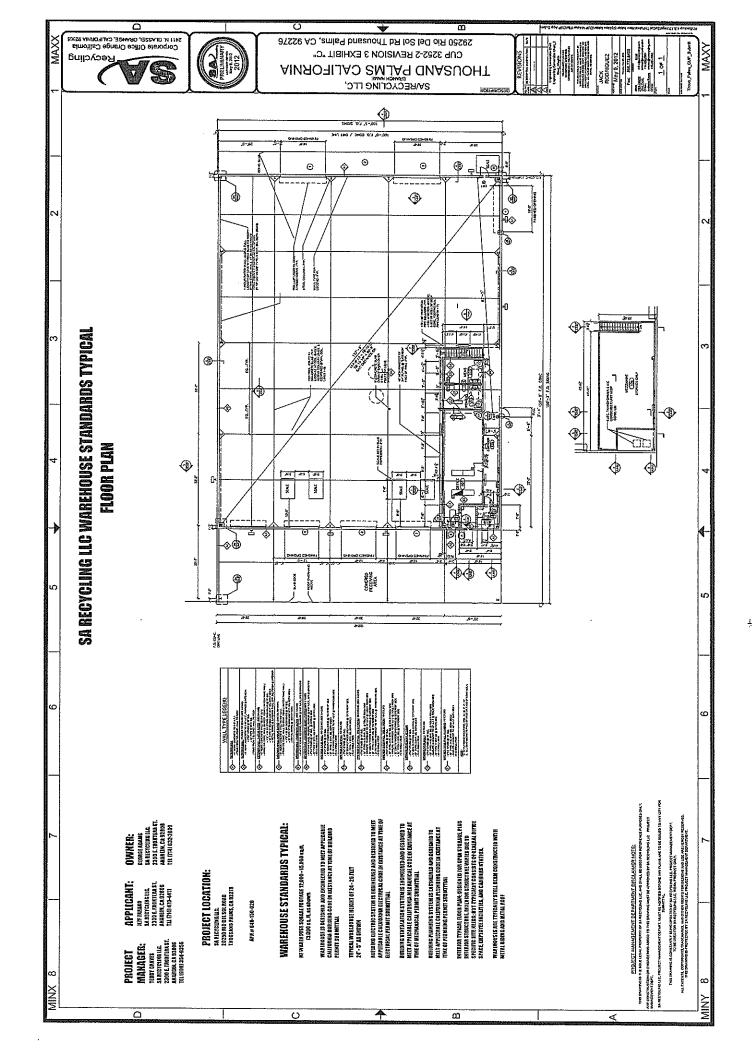
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COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42522

Project Case Type(s) and Number(s): Conditional Use Permit No. 3252, Revised Permit No. 4

Lead Agency Name: County of Riverside Planning Department **Address:** 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Contact Person: Jay Olivas, Project Planner

Telephone Number: 951.955.1195 Applicant's Name: SA Recycling

Applicant's Address: 29-250 Rio Del Sol Road, Thousand Palms, CA, 92276

PROJECT INFORMATION

A. Project Description:

Project Location

The proposed Project site (currently operated by SA Recycling, SA Site 37), is located at 29-250 Rio Del Sol Road, Thousand Palms, Riverside County, California, 92276 (APN: 648-150-029). See Exhibit 1, Regional Location Map; Exhibit 2, Local Aerial Map; and Exhibit 3, Local Topographic Map for the location of the Project site.

Project Description

The Project site totals approximately 43 gross acres. Operations at the site currently occupy approximately 25 acres of the 43 acres. Current hours of operation at the site are from Monday through Saturday 7:00 a.m. to 5:00 p.m. and Sunday from 8:00 a.m. to 4:00 p.m. Project operations include an outdoor recycling facility that purchases and processes recyclable metals, white goods/appliances, and accepts California Redemption Value (CRV) containers. Project Operations also include processing green waste, wood waste, and inert materials.

Currently, inert materials, which include clean dirt and asphalt, are collected and stockpiled on-site and processed into recycled road base and other products. In addition, green waste and wood waste materials (which include brush, yard trimmings, and woody debris) are processed through a grinder and shipped off as a variety of products including mulch and biomass fuel. The Facility is proposing to add on-site capacity for windrow composting. Processed green waste material would be screened after grinding and a portion of the processed material would be sent to the composting area. The material would be placed into windrows (elongated piles) and processed into compost following the guidelines established by CalRecycle and the requirements of Title 14 CCR, Division 7, and Chapter 3.1. Windrows would be "turned" using front-end loaders or specialized compost turners as needed. The facility would be required to comply with newly promulgated South Coast Air Quality Management District Rule 1133.3. Finished compost would be screened and sent to off-site uses, predominantly agriculture.

Processing of recycled goods is designated under a Certified Appliance Recycler set forth by State of California Department of Toxic Substance Control (DTSC) and a State of California Certified Recycling Center. Green waste, wood waste, and inert materials are processed under the requirements/conditions as set forth in the existing Solid Waste Facility Permit (SWFP) from Riverside County Environmental Health (Acting as the Local Enforcement Agency (LEA) for the California Department of Resources, Recycling, and Recovery (CalRecycle). The Facility is identified by

CalRecycle as SWIS #33-AA-0297. SA Recycling Thousand Palms, SA Site 37 currently operates under Conditional Use Permit (CUP) No. 3252R2 (October 2003), issued by the County of Riverside.

The proposed Project under CUP No. 3252R4, includes an extension in life of the permit for a period of 20 years, and will require a revised SWFP. The proposed Project includes the following:

- Conditional Use Permit Revisions;
- Solid Waste Facility Permit Revision:
- Use expansion from 25 acres to 43 gross acres;
- · Addition of composting operations to existing green waste and wood waste processing;
- Installation of additional street access to the property;
- Improved emergency access routes;
- Expansion of metal recycling operations;
- Re-define parcel internal boundaries/locations of inerts, green waste, and metal recycling activities:
- Property perimeter fencing (Chain link);
- Storm water improvements including control and or containment elements;
- Addition of parking spaces and parking areas for customers and employees:
- · Increased Equipment storage; and
- Projected future warehouse.

Project operations would maintain the current practice of purchasing and processing of recyclable materials, which currently include scrap metal, appliances, green waste, wood waste, and inerts. Implementation of the Project would also expand the purchasing and processing of scrap metal to include end-of-life (EOL) vehicles as well as adding the potential for composting a portion of the received green waste. Facility is projected to process 380,000 total tons of material per year.

All of the proposed expansion activity described in the various Project documents will not affect the overall existing facility hours of operation or traffic limits. However, the Project would propose to modify the terms and conditions of existing CUP under CUP03252R4 and will be required to revise its existing Solid Waste Permit. Some aspects of these changes can be considered predominantly administrative. The existing Solid Waste Facility Permit includes the processing of scrap metal as a regulated activity. Scrap metal (processed scrap metal, unprocessed home scrap metal, and unprocessed prompt scrap metal) being recycled is excluded as Solid Waste 40 CFR 261.4(a) 13 and not subject to the requirements of Solid Waste Facility Permits. Also, the specific regulations governing the management of inerts materials, and to a lesser extent green waste and wood waste. which are subject to Solid Waste Facility Permits, have changed, requiring revision to the SWFP and submittal of new supporting documents. Several draft documents are included that describe the specifics of the inerts processing area (See Facility Operations Plan, Exhibit 4a through Exhibit 4c). and the proposed composting operation (See Report of Composting Site Information, Appendix C) for analysis purposes and to provide document support to this process. The final versions of these documents must be approved and maintained as required by the Department of Environmental Health. As a note, metal is not subject to the same County regulations as a solid waste. Therefore, the total volume limits analyzed within the Environmental Assessment will include solid waste total volume limits and total metal volume limits separately. Since recycled metal is excluded from regulation as a solid waste, the CUP application seeks to exclude volume or weight limits on metal.

The proposed Project would also re-define parcel internal boundaries/locations of inerts, green waste, and metal recycling activities and recycling volumes to account for existing and projected future business growth. The Project would also modify the layout of the site to increase operational efficiency and to include all the existing and proposed processes in an efficient manner including customer and employee circulation within the Project site and improved storm water management.

Additional modifications at the Project site would include the addition of emergency access routes, property perimeter fencing (Chain link), storm water improvements including control and or containment elements, addition of parking spaces and parking areas for customers and employees, equipment storage area and a projected future warehouse. See Exhibit 4a through Exhibit 4c, Proposed CUP Expansion, for additional information in this regard.

Equipment

The following equipment is currently used on site and would continue to be used for proposed operations:

- (1) Material Handler Caterpillar 350.
- (1) Forklift Caterpillar 2PD5000 (Diesel).
- (1) Skid Steer Bobcat S185.
- (3) Rubber Tired Wheel Loaders.
- (1) Excavator Caterpillar 235.
- (1) Horizontal Grinder Morbark Model 6600.
- (1) Tub Grinder Morbark Model 1300B.
- (2) Trommel Screens Wildcat 626.
- (3) Water Trucks

There will be no increase in use of the grinders.

Employees

The existing operation currently requires 24 full time employees. This level of employment is not expected to change upon expansion of operations at the site.

Traffic

The EA that was conducted for the current operation (EA 38947) analyzed the impacts of 717 vehicles per day at the site. Thus, the current permitted traffic volume is 717 vehicles per day. It is expected that this level of traffic is sufficient for projected future business growth. Therefore, no impacts to traffic conditions are anticipated and no request for an adjustment to traffic volume is needed. However, for CEQA purposes, it is assumed that there would be an increase in trips of approximately 96 trips per day compared with the existing baseline from the Project. This is pursuant to the following CEQA guideline:

An EIR must include a description of the physical environmental conditions in the vicinity of the Project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. (14 Cal. Code Regs., § 15125(a))"

This guideline is further strengthened by the court case, *Communities for a Better Environment v. South Coast Air Quality Management District*, S 161190, March 15, 2010, in which the Court rejected permit limits as CEQA baseline.

Metals

The existing solid waste facility permit (SWFP) allows 10,000 tons of metals per year and 40 tons of metals per day. In addition, the current CUP No. 3252 R2 allows 10,000 tons of metals per year (Equal In Equal Out) Storage Area of less than 200 square feet. Currently, no more than 800 cubic

yards of metals are allowed on site at one time and metals are to be processed and removed within 7 days (approximately 3 cubic yards per ton), with a 10 foot height restriction. Currently, no vehicles are allowed to be processed onsite.

Implementation of the Project would increase the total tonnage capabilities of metals per year to approximately, but not limited to, 60,000 tons as well as remove the current 40 tons of metals per day maximum. The Project would also expand the site area for metal recycling storage. As stated earlier, the Project is proposing to remove any discussion of metals recycling from the SWFP. The amount of material that can be processed increases with improved and more efficient technology and equipment. The Project proposes that the volume and tonnage limits be removed from the CUP and that the amount of recycled steel only be limited by height restrictions, equal annual in and out conditions and traffic conditions. Further, the Project would add end-of-life (EOL) vehicles to the metal recycling process.

There are primarily 3 types of EOL Vehicles: 1) vehicles that have been issued a Junk Slip by the Department of Motor Vehicles and are no longer allowed on the road, 2) vehicles with ownership title (Pink Slips) and that are allowed on the road but generally no longer running or valuable, and 3) vehicles without Pink Slips (abandoned vehicles). All EOL vehicles with junk slips are brought to the depollution where fluids, mercury switches, and lead acid batteries are removed and placed in approved secured containers. The gasoline or diesel is drained using a specially designed vacuum system that safely removes the fluid and pumps it into an appropriated storage vessel. The system seals to the tank with a rubber sleeve to prevent any leakage, then punctures the tank to remove the fluid. The fluids are then vacuumed out into a sealed storage tank. The fluids will be stored in a secured area designated as the hazardous material storage area. The fluid containers are maintained in a secured location pending transport to an approved permitted recycling facility or a certified waste facility. Core parts are also removed from the vehicles and shipped to a core part remanufacturing company, where parts are stripped down to their basic components and rebuilt. The remanufactured parts are then packaged and sold to auto part dealers.

Once the vehicle is depolluted it is placed in the logger and compacted. The vehicles are then placed in an end dump tractor-trailer for transportation. Compacting the car allows for more efficient transportation by allowing 18 vehicles to be placed in the trailer rather than 9 uncompacted vehicles. The vehicles are then transported to SA's shredder facility in the Port of Los Angeles or in Anaheim where it is shredded into small fist sized pieces. The shredded material is then processed to remove all recyclable ferrous and nonferrous materials. Approximately 76 percent of a vehicle can be recycled. The ferrous and non-ferrous metal is then sold to metal factories that domestically and foreign where the metal is melted down to be recast into new metal material such a rebar for building and sheet metal for new cars and appliances.

No cars would be dismantled for the purposes of selling used parts to the public. The recycling of vehicles to its core components is exempt from the definition of auto dismantling per California Vehicles Code section 221.

Green Waste

The existing SWFP allows 1,000 tons per day and 166,720 tons per year of green waste and wood waste receiving and processing activities. In addition, CUP No. 3252R2 allows no more than 17,800 cubic yards of green waste on site at any given time, with processed material remaining on-site no longer than 7 days, with an approximately 20 foot height restriction. No composting is currently allowed onsite.

The proposed Project would allow up to 166,720 tons per year of green and wood waste to be processed and or composted. These materials are processed through a grinder and shipped off as a

County of Riverside Page 4 of 90 EA No. EA42522

variety of products including mulch and biomass fuel. The Facility is proposing to add on-site capacity for windrows composting. Exhibit 4, provides an illustration of where the proposed windrow composting facility is located. As shown on the Proposed Site Plan, the windrow composting area can accommodate approximately 175,000 cubic yards of in-process compost at any one time. Realistically, compost windrows will remain on-site for roughly 120 days; thus the site has an operating capacity of over 500,000 cubic yards. Incoming Waste Facility Permit will continue to limit the receipt and processing of green waste and wood waste material to 1,000 tons per day and 166,720 tons per year.

Processed green waste material would be screened after grinding and some fraction of the processed material would be sent to the composting area. The material would be placed into windrows (elongated piles) and processed into compost following the guidelines established by CalRecycle and the requirements of Title 14 CCR, Division 7, and Chapter 3.1. Windrows would be "turned" using front-end loaders or specialized compost turners as needed. The facility would be required to comply with newly promulgated South Coast Air Quality Management District Rule 1133.3. Finished compost would be screened and sent to off-site uses, predominantly for agricultural uses. As a requirement of the revised SWFP, the facility will be required "to prepare, implement, and maintain a site-specific odor impact minimization plan" (Title 14,§17863.4). A draft copy of the Odor Impact Minimization Plan is contained in Appendix E (Report of Composting Site Information) for analysis purposes.

Inerts

Under the Current Conditional Use Permit, asphalt and concrete is collected and stockpiled on-site and are processed into recycled road base and other products. Currently, the existing facility is permitted to processes 150,000 tons of inerts per year and 2,000 tons of inerts per day.

The only change to the inerts operation as part of the CUP Application would be to locate the stockpile to the south and east of its current location (See Exhibit 4, for location of inerts).

CRV

The existing facility possesses a permit as California Certified Recycling Center and purchases California Redemption Value (CRV) materials consisting of aluminum, plastic, and glass beverage containers. CRV material is purchased and sorted by material and color and processed under the guidelines set forth by the CalRecycle.

Hazardous, Liquid, and Special Wastes

Based on SA's published material acceptance policy SA would not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and EOL vehicles. Refrigerants removed from EOL vehicles would be extracted following United States Environmental Protection Agency requirements, including the certification of refrigeration recovery and equipment additional recycling (For information, in this regard. www.epa.gov/ozone/title6/608/608fact.html). A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches, and capacitors that are removed from major appliances, white goods, and EOL vehicles has been identified on the Site Plan Map. Storage containers comply with state and local regulations for storage of hazardous materials. All hazardous materials would be manifested, handled, stored, and disposed of according to all local, state, and federal regulations.

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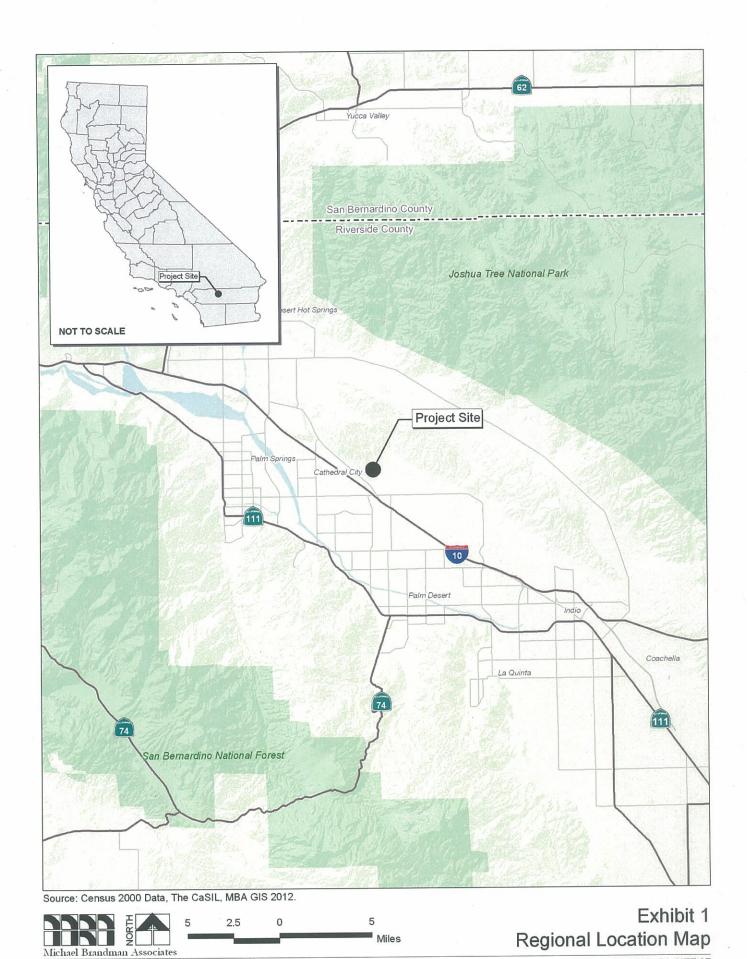
Incoming loads would be surveyed for the presence of hazardous or other prohibited items and wastes. If prohibited items or wastes are detected, SA personnel implement control measures to protect employees and public health and safety. These control measures are described in the written load-checking program for the facility and will be available for review at the facility office.

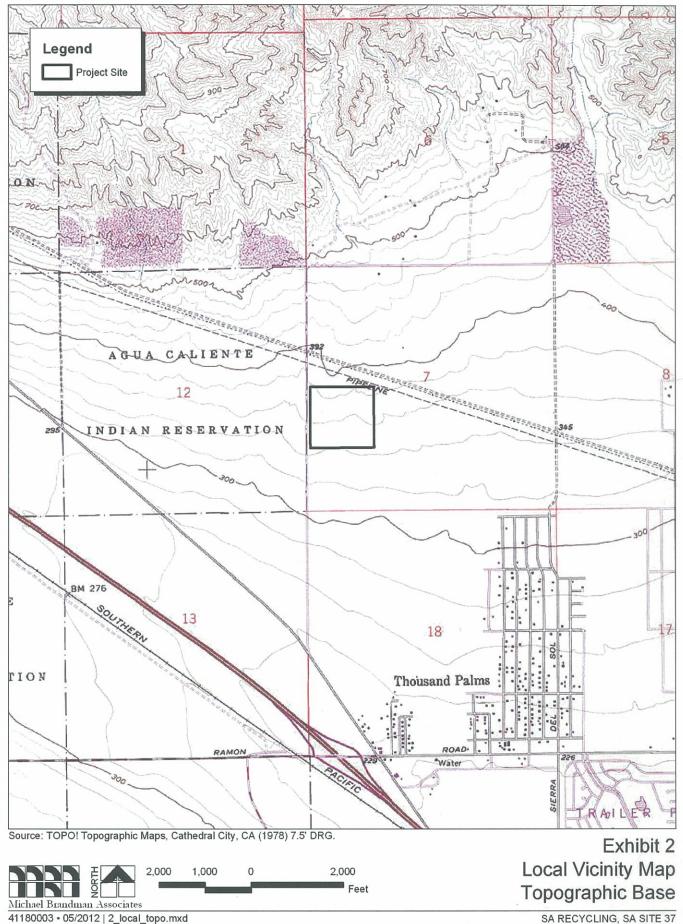
Site personnel receive training and conduct load-checking activities of incoming materials to detect hazardous and other prohibited items and wastes. Customer education efforts specify what certain waste are unacceptable. Materials deemed unacceptable will be rejected. Regulatory agencies will be notified regarding loads containing hazardous wastes.

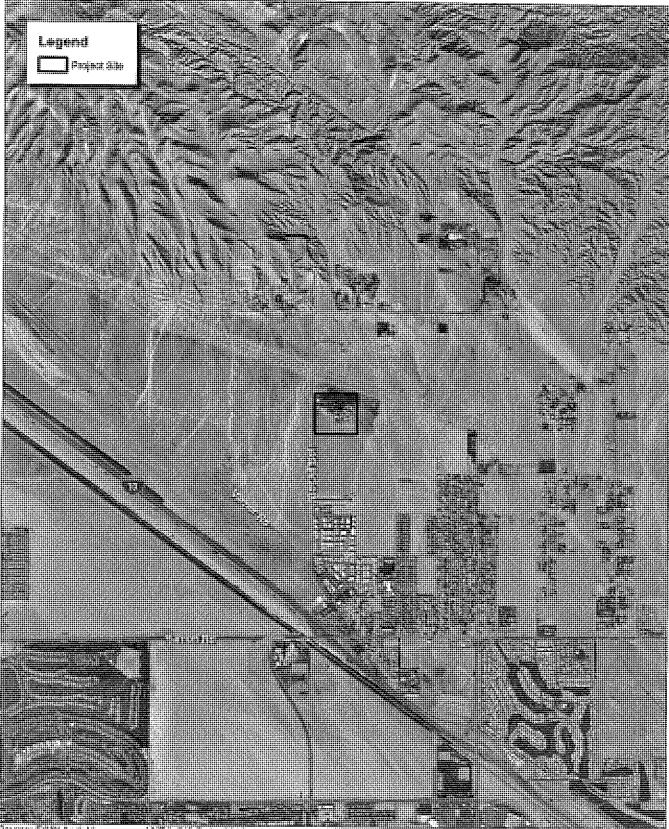
All hazardous materials inadvertently or illegally deposited in loads arriving at the existing facility that were not identified are be stored in a secured and locked covered area and removed by licensed hazardous materials/waste haulers and deposited in permitted hazardous materials/waste facilities.

Onsite equipment would be washed or cleaned periodically or between uses to reduce transfer of any fluids from the metals processing to the green waste processing.

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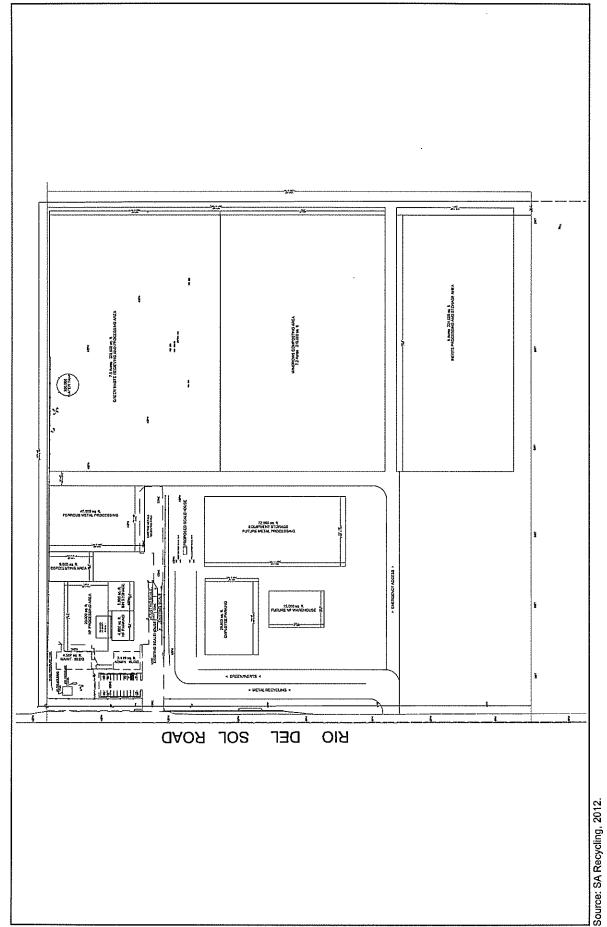
Starton esta la combina grup und Meditest bereit ause

1,500 3,000 Feet Michael Brandman Associates

Exhibit 3 **Local Vicinity Map** Aerial Base

Exhibit 4a Site Plan





иовтн

Michael Brandman Associates 41180003 • 05/2012 | 4b_site_plan.cdr

Exhibit 4c

Source: SA Recycling, 2012. HTRON

B. Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .

C. Total Project Area: 43 gross acres.

Residential Acres: N/A Lots: N/A Units: N/A Projected No. of Residents: N/A

Commercial Acres: 43 Lots: 1 Sq. Ft. of Bldg. Area: N/A Est. No. of Employees: 24 Industrial Acres: N/A Lots: N/A Sq. Ft. of Bldg. Area: N/A Est. No. of Employees: N/A

Other: N/A Lois: N/A Sq. Ft. of Bidg. Area: N/A

D. Assessor's Parcel No.(s): 648-150-029.

E. Street References: Approximately 0.40 miles northerly of the Watt Court - Varner Business Park, 0.50 miles southerly of Vista Chino Road, directly easterly of Rio Del Sol Road, and approximately 0.60 miles northwesterly of 30th Avenue.

- F. Section, Township & Range Description or reference/attach a Legal Description: Section 7, Township 4S, Range 6E, SBBM.
- G. Brief description of the existing environmental setting of the Project site and its surroundings:

The Project site currently has two primary operations: a) Outdoor Recycling Facility that purchases and processes recyclable metals, white goods/appliances, and CRV. The facility site is a Certified Appliance Recycler under the requirements set forth by State of California DTSC and a State of California Certified Recycling Center, and b) Purchasing and processing green waste, wood waste, and inert materials. Green waste, wood waste, and inert materials are processed under the requirements/conditions as set forth in a Solid Waste Facility Permit (SWFP) from Riverside County LEA and CalRecycle.

The Project area is generally located in unincorporated Eastern Riverside County, within northwestern portion of the Community of Thousand Palms. Thousand Palms where the proposed Project would occur, is characterized by urban development, with outlying rural areas. Land uses in the Project area are commercial, residential, and open space. As of 2009, an estimated 2,215,440 people resided in Riverside County, with an estimated half-million residents (2006 estimate) living in the Project's general vicinity (U.S. Census Bureau 2011). Residential uses, including a public park and an elementary school, are located approximately one mile to the southeast of the Project site. An outdoor recycling facility is located approximately one mile to the northeast (CUP 3145R1) and a dumpsite for inert materials exists approximately one-half mile to the north (CUP 3319) of the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The Riverside County General Plan Element contains a number of policies that address consistency and compatibility of adjacent uses, and identifies specific land uses for County lands within the community plan areas. The Project site is located within Light Industrial (LI) land use designation, zoned for Manufacturing-Service Commercial (M-SC), and applicable policies of the County General Plan and Western Coachella Valley Area Plan. The Project is not located within a General Plan Policy Area.

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- 2. Circulation: The Project site is located north of Varner Road, south of Vista Chino Road (Avenue 28), and east of Rio Del Sol Road in the County of Riverside. Project access will be taken from a single access point along the Project's frontage at Rio Del Sol Road. The County has established, as a Countywide target, a Level of Service (LOS) "C" on all County maintained roads and conventional State Highways, except that a LOS "D" could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and at freeway ramp intersections. LOS "D" would only be allowed, subject to Board of Supervisors approval, in those instances where mitigation of LOS "C" is deemed to be impractical. Based on the proximity to the freeway system, LOS "D" is acceptable at some of the Project area intersections (Project area intersections include: Rio Del Sol Road at Project access road and Varner Road; I-10 eastbound and westbound ramps at Ramon Road; Varner Road at Ramon Road; and Monterey Avenue at Varner Road).
- 3. Multipurpose Open Space: The Project proponent will be required to pay development impact fees pursuant to Riverside County Ordinance No. 659, which includes a component for the development of Regional and Multipurpose Trails and Riverside County Ordinance No. 875, which include a component for the development within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
- 4. Safety: According to FEMA Flood Insurance Rate Map, the Project area is designated as Zone AO. The Project site is not located within an airport influence area zone, a high fire area, dam inundation area, etc. The proposed Project has allowed for sufficient provision of emergency response services to the future business activities of this Project. The Project will be built per building code regulations (Riverside County Ordinance No. 457) and will meet all other applicable Safety Element policies.
- 5. Noise: Projects within Riverside County are required to comply with County standards for roadway traffic noise analysis and mitigation. These standards are based upon the design capacity for a given type of roadway. The Riverside County General Plan Circulation Element1 provides average daily traffic (ADT) roadway volumes at Levels of Service (LOS) C, D, and E for the various roadway types located within Riverside County; a copy of this document is provided in Appendix D. According to the County of Riverside's acoustical modeling parameters, the mandatory vehicular volume to be used is LOS C.
- 6. Housing: N/A.
- 7. Air Quality: The Project must comply with the rules and regulations established by the South Coast Air Quality Management District (SCAQMD), including but not limited to the following rules:
- SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such
 quantities of air contaminants or other material which cause injury, detriment, nuisance, or
 annoyance to any considerable number of persons or to the public, or which endanger the
 comfort, repose, health or safety of any such persons or the public, or which cause, or have a
 natural tendency to cause, injury or damage to business or property.
- SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best

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¹ Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways

Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

- SCAQMD Rule 403.1, Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, is to reduce or prevent the amount of PM₁₀ entrained in the ambient air from manmade fugitive dust sources.
- SCAQMD Rule 1133.1 is to prevent inadvertent decomposition during chipping and grinding activities, including stockpile operations.
- SCAQMD Rule 1133.3 is to reduce fugitive emissions of VOC and ammonia occurring during green waste composting operations.
- SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets
 certification protocols and requirements for street sweepers that are under contract to provide
 sweeping services to any federal, state, county, agency or special district such as water, air,
 sanitation, transit, or school district.
- SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM₁₀ among other pollutants.
- SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants..
- B. General Plan Area Plan(s): Western Coachella Valley Area Plan.
- **C.** Foundation Component(s): Community Development.
- D. Land Use Designation(s): Light Industrial (LI).
- E. Overlay(s), if any: N/A.
- F. Policy Area(s), if any: N/A.
- G. Adjacent and Surrounding:
 - 1. Area Plan(s): Western Coachella Valley Area Plan.
 - 2. Foundation Component(s): Open Space; Rural Community; Rural.
 - 3. Land Use Designation(s): Light Industrial (LI).
 - 4. Overlay(s), if any: N/A
 - 5. Policy Area(s), if any: N/A.
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: N/A.
 - 2. Specific Plan Planning Area, and Policies, if any: N/A.

l.	Existing Zoning: Manufa	cturing-Service Commercial (M-SC)	
J.	Proposed Zoning, if any:	N/A.	
K.	Adjacent and Surrounding currently zoned M-SC alor to the northeast.	ng Zoning: The Project site is sung the north and south, R-A to the e	rrounded by vacant desert land, east, W-2 to the west, and W-2-5
111.	ENVIRONMENTAL FACTO	ORS POTENTIALLY AFFECTED	
involv with N	ring at least one impact th Mitigation Incorporated" as sthetics riculture & Forest Resources	cked below (x) would be poter at is a "Potentially Significant Im indicated by the checklist on the Hazards & Hazardous Materials Hydrology / Water Quality Land Use / Planning	pact" or "Less than Significant
⊠ Bio □ Cul □ Ge	Quality logical Resources ltural Resources ology / Soils eenhouse Gas Emissions	☐ Mineral Resources ☐ Noise ☐ Population / Housing ☐ Public Services	☐ Other: ☐ Other: ☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT
PREPARED
I find that the proposed Project COULD NOT have a significant effect on the environment, and a
NEGATIVE DECLARATION will be prepared.
I find that although the proposed Project could have a significant effect on the environment, there
will not be a significant effect in this case because revisions in the Project, described in this document,
have been made or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION
will be prepared.
I find that the proposed Project MAY have a significant effect on the environment, and an
ENVIRONMENTAL IMPACT REPORT is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
I find that although the proposed Project could have a significant effect on the environment, NO
NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant
effects of the proposed Project have been adequately analyzed in an earlier EIR or Negative
Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed
Project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the
proposed Project will not result in any new significant environmental effects not identified in the earlier
FIR or Negative Declaration. (d) the proposed Project will not substantially increase the severity of the
environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different
mitigation measures have been identified and (f) no mitigation measures found infeasible have
hecome feasible
I find that although all potentially significant effects have been adequately analyzed in an earlier
FIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are
necessary but none of the conditions described in California Code of Regulations, Section 15162
exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and
will be considered by the approving body or bodies.
I find that at least one of the conditions described in California Code of Regulations, Section
15162 exist, but I further find that only minor additions or changes are necessary to make the previous
EIR adequately apply to the Project in the changed situation; therefore a SUPPLEMENT TO THE
ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to
make the previous EIR adequate for the Project as revised.
I find that at least one of the following conditions described in California Code of Regulations,
Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1)
Substantial changes are proposed in the Project which will require major revisions of the previous EIR
or negative declaration due to the involvement of new significant environmental effects or a substantial
increase in the severity of previously identified significant effects; (2) Substantial changes have
occurred with respect to the circumstances under which the Project is undertaken which will require
major revisions of the previous EIR or negative declaration due to the involvement of new significant
environmental effects or a substantial increase in the severity of previously identified significant
effects: or (3) New information of substantial importance, which was not known and could not have
been known with the exercise of reasonable diligence at the time the previous EIR was certified as
complete or the negative declaration was adopted, shows any the following:(A) The Project will have
one or more significant effects not discussed in the previous EIR or negative declaration;(B)
Significant effects previously examined will be substantially more severe than shown in the previous
EIR or negative declaration:(C) Mitigation measures or alternatives previously found not to be feasible
would in fact be feasible, and would substantially reduce one or more significant effects of the Project,
but the Project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation

environment, but the Project proponents decline	to adopt the mitigation measures or alternatives.
AmyOlim	October 25, 2013
Signature /	Date
Jay Olivas, Project Planner	For Carolyn Syms Luna, Planning Director

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the Project on the

Printed Name

ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the Project 1. Scenic Resources a) Have a substantial effect upon a scenic highway			\boxtimes	
corridor within which it is located? b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or				
view open to the public; or result in the creation of an aesthetically offensive site open to public view?				

Source:

Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-9 "Scenic Highways."

Findings of Fact:

- a) The County of Riverside General Plan and California Department of Transportation (Caltrans) do not identify a designated state scenic highway within the vicinity of the Project site. State Route (SR) 111 is identified as an "Eligible" State Scenic Highway and Interstate 10 (I-10) Freeway is designated as "County Eligible", although not officially designated. The nearest officially designated highway within the County is SR-74, located approximately five (5) miles south of the Project site. Due to SR-74's distance to the Project site, impacts to a scenic highway will be less than significant.
- b) The County of Riverside General Plan Policy WCVAP 14.4 identifies specific scenic vistas as:
 - (4) HIGHWAY SCENIC CORRIDOR means those arterial roadways designated within this area plan that have prominent scenic vistas open to public view.
 - (5) FREEWAY SCENIC CORRIDOR means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.

No Highway or Freeway Scenic Corridors are located within the Project area. In addition, no trees, rock outcroppings, and unique or landmark features are located within the Project site or local vicinity. Aside from Rio Del Sol Road, which fronts the recycling center property along the west, the Project site is surrounded by vacant desert land. Consequently, the Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

County of Riverside

	Sigr	entially nificant npact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The primary effect would be a wastes, inert materials (concrequired to limit stockpile heig for green wastes, and up to 30 10.PLANNING.20 - Max Pile Handscaping will help screen waste overall visual appearance of	rete/asphalt), and scrap me hts up to 10 feet maximum to feet maximum for inert mate deights). The proposed Proje views into the site from dista	etal. H for me erials (ect per	lowever, the etal goods, 2 Condition o imeter chair	e Project v 20 feet ma f Approval n link fenci	will be ximum (COA) ng and
<u>Mitigation:</u> No mitigation measures are ne	ecessary.				
Monitoring: N/A.					
2. Mt. Palomar Observatory a) Interfere with the nighttin Observatory, as protected th Ordinance No. 655?	ne use of the Mt. Palomar				
<u>Source:</u> Riverside County Ordinance N	lo 655				
Findings of Fact: a) The Project site is located may have potential light and shall be required to utilize lo sodium vapor lighting with some Ordinance No. 655 (COA 10 consistency with Riverside Colevel of less than significant, and glare and Mitigation Meas	glare impacts from this Prow pressure sodium vapor listication of cutoff luminaries D.PLANNING.23 - Mt Palor ounty Ordinance No. 655 will Also see Impact 3 a) for additional cutoff.	oject. I ighting as c mar L I reduc	However, algor overheaderined in lighting Areadering Areadering areadering areadering	l outdoor ad high pr Riverside a). The P n this rega	lighting essure County roject's ard to a
Mitigation: No mitigation measures are no	ecessary.				
Monitoring: N/A.					
Other Lighting Issues a) Create a new source or			\boxtimes		
which would adversely affect da	y or nighttime views in the				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
area?				
b) Expose residential property to unacceptable light levels?			\boxtimes	
Source:				
N/A.				
Findings of Fact: a) The Project will introduce new sources of nighttime installation of new lighting features (e.g. parking area leaders operations at the recycling facility. However, implement the spill of light onto surrounding properties, and "night hoods and other design features on light fixtures use Project will be required to comply with the guidelines in will further mitigate potential light impacts. According than significant.	amps) as entation of ght glow" ed within the Cou	well as outong the Mitigation will be add the Project of the Mitigating with the Mitig	door lightin Measure A Iressed by . Moreov ordinance,	ig from AES-1, using er, the which
Project site. However, the Project will reduce light spill other design features (COA 10.PLANNING.6 - Lighting design features in the Project will be required throug requirements and conditions of approval. Accordingles expected to produce significant lighting impacts that wo Mitigation:	Hooded/I h implemo y, develop uld advers	Directed). In entation of oment of the sely affect v	nclusion o standard (le Project iews.	f these County
light fixtures to direct light downward and away from				
light fixtures to direct light downward and away from uses. Monitoring:	n sensitive	receptors		
MM AES-1: All new lighting associated with the Project light fixtures to direct light downward and away from uses. Monitoring: Monitoring shall be provided by the Department of Build AGRICULTURE & FOREST RESOURCES Would the Project light downward with the Project light fixed	sensitive	receptors		
light fixtures to direct light downward and away from uses. Monitoring: Monitoring shall be provided by the Department of Build AGRICULTURE & FOREST RESOURCES Would the Proje 4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to	i sensitive	receptors		
light fixtures to direct light downward and away from uses. Monitoring: Monitoring shall be provided by the Department of Build AGRICULTURE & FOREST RESOURCES Would the Proje 4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and	sensitive	receptors		nboring
light fixtures to direct light downward and away from uses. Monitoring: Monitoring shall be provided by the Department of Build AGRICULTURE & FOREST RESOURCES Would the Proje 4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land	sensitive	receptors		nboring

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
observed the second to the sec		Impace			
c) Cause development of no 300 feet of agriculturally zoned 625 "Right-to-Farm")?	n-agricultural uses within property (Ordinance No.				\boxtimes
d) Involve other changes in which, due to their location or conversion of Farmland, to non-ag	r nature, could result in	· 🔲			\boxtimes
Source: RCIP Figure OS-2 "Agricultura Farmland Mapping and Monito	al Resources," Californi ring Program, 2004.	a Departr	nent of Cor	nservation	(CDC)
Findings of Fact: a) The Project site does not Importance according to the Therefore, no impacts are asso	California Departmen	t of Cor	servation r	of State on spring s	r Loca system
b) The Project site does not co therefore, no impacts will occur	ontain any parcels, whicl r to land under a William	n are unde son Act C	er a William ontract.	son Act C	ontract
c) Construction of the Project agriculturally zoned property. Therefore, no impacts to agriculturally	The area surrounding t	the Projec	t site consi	rithin 300 sts of rura	feet o i lands
d) The Project site and the sur Project will not change the sur Farmland in the County to non property are expected.	rounding environment ar	nd will not	lead to the	conversio	n ot any
Mitigation: No mitigation measures are ne	ecessary.				
Monitoring: N/A.					
5. Forest	And the second				X
a) Conflict with existing zor of, forest land (as defined in Pution 12220(g)), timberland (as de Code section 4526), or timberland (as defined by Govt. 6	iblic Resources Code sec efined by Public Resource erland zoned Timberland	:- S]		
b) Result in the loss of for	rest land or conversion of	of 🗌			X
c) Involve other changes in which, due to their location or r	n the existing environmer	nt			×
William, and to their location of t		- DOWN	AH-2		
County of Riverside	Page 23 of 90			EA No. EA428	022

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
version of forest land to non-forest use?				
Source: Riverside County General Plan Multipurpose Open General Plan Figure OS-3 "Parks, Forests and Recreation	•	·	verside (County
a, b, c) The Project site is not located on lands design zoned for Timberland Production. Since no forest land of site no element of the proposed Project would result in Moreover, Project development would not involve other that could result in the conversion of forest land. Sin vicinity of the Project site, no element of the proposed environment to the extent that such land use designation Mitigation: Mitigation: No mitigation measures are necessary.	occurs wi the loss changes nce no fo d Projec	thin the vicini or conversio s in the existi orest land oc t would char	ity of the I n of fores ing enviro ccurs with	Projec It land Inmen In the
Monitoring: N/A.				
AIR QUALITY Would the Project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the		\boxtimes		
applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			\boxtimes	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		\boxtimes		
d) Expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source			\boxtimes	
emissions?			\boxtimes	
emissions? e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point				

County of Riverside

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		Less than	uman - o	***************************************
		Significant	Less	
Pote	ntially	with	Than	
Sign	ificant	Mitigation	Significant	No
	pact	Incorporated	Impact	Impact

quality conditions, standards, and the assumptions used in the following analysis, please refer to the Report.

Findings of Fact:

a) Less than significant impact with mitigation.

According to the 1993 SCAQMD Handbook, there are two key indicators of consistency with the AQMP:

- 1. Indicator: Whether the Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. Project applicability: applicable and assessed below.
- 2. Indicator: A Project would conflict with the AQMP if it will exceed the assumptions in the AQMP in 2010 or increments based on the year of Project build-out and phase. The Handbook indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The parcel-based land use and growth assumptions and inputs used in the Regional Transportation Model run by the Southern California Association of Governments that generated the mobile inventory used by the SCAQMD for AQMP are not available. Therefore, this indicator is not applicable. Project applicability: not applicable.

In addition to indicator 1 above, consistency with the AQMP will also be determined based on if the Project complies with applicable control measures, rules, and regulations, as discussed below.

Project's Contribution to Air Quality Violations

According to the SCAQMD, the Project is consistent with the AQMP if the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. As shown in (b) below, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

If a Project's emissions exceed the SCAQMD regional thresholds for NOx, VOC, PM_{10} , or $PM_{2.5}$, it follows that the emissions could cumulatively contribute to an exceedance of a pollutant for which the basin is in nonattainment (ozone, nitrogen dioxide, PM_{10} , $PM_{2.5}$) at a monitoring station in the basin. An exceedance of a nonattainment pollutant at a monitoring station would not be consistent with the goals of the AQMP - to achieve attainment of pollutants.

As discussed in (c) below, the Project could exceed the regional significance threshold for NOx and PM_{10} . This means that without mitigation, Project emissions of NOx could combine

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Significant Less Potentially with Than Significant Mitigation Significant No Impact Incorporated Impact Impact		Significant	with Mitigation	Less Than Significant	
---	--	-------------	--------------------	-----------------------------	--

with other sources and create ozone. In addition, Project concentrations of PM_{10} could cumulatively combine with other sources as well. This could result in an ozone exceedance at a nearby monitoring station. The air Basin in which the Project is located is in nonattainment for ozone; therefore, the Project would not be consistent with the AQMP. The Project does not meet this criterion.

Control Measures

The second indicator of whether the Project could conflict with or obstruct implementation of the air quality plan is by assessing the Project's compliance with the control measures in the 2003 and the 2007 AQMPs. The Project complies with this criterion because the Project would comply with all applicable rules and regulations, including the following:

- SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such
 quantities of air contaminants or other material which cause injury, detriment, nuisance, or
 annoyance to any considerable number of persons or to the public, or which endanger the
 comfort, repose, health or safety of any such persons or the public, or which cause, or have a
 natural tendency to cause, injury or damage to business or property.
- SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation
 activities. Compliance with this rule is achieved through application of standard Best
 Management Practices, such as application of water or chemical stabilizers to disturbed soils,
 covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour,
 sweeping loose dirt from paved site access roadways, cessation of construction activity when
 winds exceed 25 mph, and establishing a permanent ground cover on finished sites.
- SCAQMD Rule 403.1, Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, is to reduce or prevent the amount of PM₁₀ entrained in the ambient air from manmade fugitive dust sources.
- SCAQMD Rule 1133.1 prevents inadvertent decomposition during chipping and grinding activities, including stockpile operations.
- SCAQMD Rule 1133.3 reduces fugitive emissions of VOC and ammonia occurring during green waste composting operations.
- SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets
 certification protocols and requirements for street sweepers that are under contract to provide
 sweeping services to any federal, state, county, agency or special district such as water, air,
 sanitation, transit, or school district.
- SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM₁₀ among other pollutants.
- SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants.

b) Less than significant.

The SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts through localized significance thresholds, which is consistent with SCAQMD's

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Environmental Justice Enhancement Initiative I-4. Localized significance thresholds represent the maximum emissions from a Project that would not cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. Localized significance thresholds were developed in recognition of the fact that criteria pollutants such as CO, NOx, and PM_{10} and $PM_{2.5}$ in particular, can have local impacts at nearby sensitive receptors as well as regional impacts. The localized significance thresholds are developed for each source receptor area and are applicable to NOx, CO, PM_{10} , and $PM_{2.5}$.

The dispersion modeling results for particulate matter from construction and operation (assuming both occur on the same day) are presented in table 1, below. As shown in table 1, the concentrations the concentrations do not exceed the thresholds. Therefore, the Project would not result in a violation of the PM_{10} or $PM_{2.5}$ air quality standards.

Table 1: Localized Significance Analysis (Particulate Matter)

		Cond	entration (µg/	m³)
Type of Receptor	Distance from Project	24-hour PM ₁₀	24-hour PM _{2.5}	Annual PM ₁₀
Future Residence	800 meters	0.5	0.5	<0.1
Localized significance thresl	nold	2.5	2.5	1.0
Exceed localized significance	e threshold?	No	No	No
Notes:	atter. ug/m³ = micrograms per cubic	meter <0.1 = l	eee than N 1	and an annual section of the section

Localized analysis results for nitrogen dioxide and carbon monoxide emissions during construction and operation (assuming both occur on the same day) are shown in table 2, below. As shown in table 2, concentrations do not exceed the ambient air quality standards. Therefore, concentrations are less than significant and would not result in a violation of the standard at a nearby worker receptor.

Table 2: Localized Significance Analysis (Nitrogen Dioxide, Carbon Monoxide)

Pollutant	Averaging Time	Back- ground	Project	Total	Standard	Exceeds Standard?
dioxide	1-hour	0.048	0.028	0.076	0.100	No
	Annual	0.009	0.0003	0.0093	0.03	No
Carbon	1-hour	2.2	0.1	2.3	20	No
monoxide	8-hour	1.3	<0.1	1.3	9.0	No

Source: Michael Brandman Associates (Appendix A).

	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Averaging Pollutant Time	Concentration (ppm) Back- ground Project Total Standard
ppm = parts per million; <0	I.1 = less than 0.1
Source: Michael Brandma	In Associates (Appendix A)

Carbon Monoxide Hot Spot Analysis

Project increment trips would be minimal and would not result in an exceedance of CO at street intersections located near the Project. This impact is less than significant.

c) Less than significant with mitigation. As discussed in the Air Quality and Greenhouse Gas Report, the following three criteria are used to assess this potential impact.

Criterion 1: Regional Analysis

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically exceeded the ambient air quality standard. It follows that if a Project exceeds the regional threshold for that nonattainment pollutant, then it would result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

The Salton Sea Air Basin is in nonattainment for PM_{10} , $PM_{2.5}$, and ozone. Therefore, if the Project exceeds the regional thresholds for PM_{10} , or $PM_{2.5}$, then it contributes to a cumulatively considerable impact for those pollutants. If the Project exceeds the regional threshold for NOx or VOC, then it follows that the Project would contribute to a cumulatively considerable impact for ozone.

Regional emissions include those generated from all onsite and offsite activities. Regional significance thresholds have been established by the SCAQMD because emissions from Projects in the Basin can potentially contribute to the existing emission burden and possibly affect the attainment and maintenance of ambient air quality standards. Projects within the region with regional emissions in excess of any of the thresholds presented in the following tables are considered to have a significant regional air quality impact.

Construction Regional Emissions. Table 3, below summarizes construction-related emissions. For the assumptions used in generating the emissions, please refer to Section 4.2 in the Air Quality and Greenhouse Gas Report (Appendix A). The information shown in Table 3 indicates that the SCAQMD regional emission thresholds would not be exceeded. It is assumed for purposes of this analysis that the two construction phases would not overlap. However, if they did, the emissions would still be under the significance thresholds.

Table 3: Construction Air Pollutant Emissions

Emissions (pounds per day) Source VOC NO. CO SOx PM ₁₀ PM _{2.5}	Annual Control of the
Source VOC NO _x CO SO _x PM ₁₀ PM _{2.5}	Section 1

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

	Emissions (pounds per day)						
Source	VOC	NOx	co	SOx	PM ₁₀	PM _{2.5}	
Phase 1: Grading and paving	6.6	40.5	24.9	<0.1	4.0	3.4	
Phase 2: Building construction	2.7	16.2	10.5	<0.1	1.2	1.0	
Maximum Daily Emissions	6.6	40.5	24.9	<0.1	4.0	3.4	
Significance Threshold	75	100	550	150	150	55	
Significant Impact?	No	No	No	No	No	No	

Notes:

The maximum daily emissions refer to the maximum emissions that would occur in one day.

VOC = volatile organic compounds NO_x = nitrogen oxides CO = carbon monoxide

 SO_x = sulfur oxides PM_{10} and $PM_{2.5}$ = particulate matter

Source: Michael Brandman Associates (Appendix A)

Operational Regional Emissions. Operational emissions from emission sources generated both onsite and offsite are shown in Table 4, below for the summer season. For assumptions used in estimating the emissions, refer to Section 4.3 in the Air Quality and Greenhouse Gas Report (Appendix A).

As shown in the Table 4, the Project's emissions would exceed the SCAQMD's regional threshold for PM_{10} and are considered potentially significant. PM_{10} emissions during the winter season would also exceed the thresholds.

Table 4: Operational Emissions

	Unmitigated Summer Emissions (pounds per day)						
Source	voc	NOx	co	SOx	PM ₁₀	PM _{2.5}	
Onsite equipment exhaust	5.7	44.7	20.2	0.1	2.5	2.5	
Local offsite trips: Composting and metals	3.9	28.2	20.6	0.1	3.9	0.5	
Metals to shredder delivery trips	1.3	18.0	6.0	<0.1	1.7	0.8	
Dust from truck travel on onsite unpaved roads					142.1	14.2	
Dust from truck loading	_	_	[0.2	<0.1	
Dust from windrow turning					8.0	0.9	
VOCs from fuel evaporation	8.6			-			
VOCs from composting	436.9					<u> </u>	

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Source						
Jource	VOC	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
VOC offset from composting – reduction of natural decomposition emissions	-1,820.2		_			
Total	-1,363.8	90.9	46.8	0.2	158.4	18.9
Significance Threshold	75*	100*	550	150	150	55
Significant Impact?	No l	No	No	No	Yes	No

Notes:

VOC = volatile organic compounds

NO_x = nitrogen oxides CO = carbon monoxide

 $SO_x = sulfur oxides$ PM_{10} and $PM_{2.5} = particulate matter$

Source: Michael Brandman Associates (Appendix A)

Composting of green waste (grass clippings, woodchips, and pruning's) results in an approximate 60 to 92 percent reduction in VOCs compared with natural decay. For purposes of this analysis, it is assumed that composting would reduce 60 percent of baseline VOCs as compared with natural decomposition. SCAQMD Rule 1133.3 uses an emission factor of 4.25 pounds VOC per ton of throughput. Emissions from natural decomposition would therefore by 10.63 pounds VOC per ton, as a 60 percent reduction yields 4.25 pounds VOC per ton.

The Project would allow the site to compost up to 166,720 tons per year of green and wood waste. This analysis assumes that 62,500 tons would be composted per year at the site, as it is unlikely that the site would compost the entire quantity of green and wood waste it processes. If that amount were decomposed naturally, it would result in 664,375 tons of VOC emitted per year, or 1,820.2 pounds VOC per day. Composting results in a 60 percent reduction; therefore, if the material were composted (through the Project), the emissions would be 728.1 pounds VOC per day. However, compliance with SCAQMD Rule 1133.3 results in a 40 percent reduction. Therefore, Project emissions in compliance with Rule 1133.3, results in 436.9 pounds VOC per day. This approach is valid because VOC is a regional pollutant. VOC is of concern because its presence contributes to the formation of ozone in the presence of sunlight and NOx. Therefore, reducing VOC in the basin would reduce ozone precursors in the basin and would reduce ozone.

Overlap of Construction and Operational Emissions. If construction occurred on the same day as operation, there could be significant impacts for NOx and PM₁₀, as shown in Table 5, below. Therefore, mitigation is required.

Table 5: Combination of Construction and Operational Emissions

Source	voc		missions (po CO	ounds per da SO _x	iy) PM ₁₀	PM _{2.5}
Construction Emissions	6.6	40.5	24.9	<0.1	4.0	3.4

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^{*} Note that the Coachella Valley uses the same threshold for construction and operation

	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Source	voc	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
Operational Emissions	-1,363.8	90.9	46.8	0.2	158.4	18.9
Total	-1,357.2	131.4	71.7	0.2	162.4	22.3
Significance Threshold	75	100	550	150	150	55
Significant Impact?	No	Yes	No	No	Yes	No

VOC = volatile organic compounds

 NO_x = nitrogen oxides CO = carbon monoxide

SO_x = sulfur oxides

 PM_{10} and $PM_{2.5}$ = particulate matter

Source: Michael Brandman Associates (Appendix A)

In summary, without mitigation, the Project contributes to a cumulatively significant regional impact to the budget of NOx and PM₁₀.

Criterion 2: Plan Approach

The geographic scope for cumulative criteria pollution from air quality impacts is the South Coast Air Basin, because that is the area in which the air pollutants generated by the sources within the basin circulate and are often trapped. The SCAQMD is required to prepare and maintain an AQMP and a State Implementation Plan to document the strategies and measures to be undertaken to reach attainment of ambient air quality standards. While the SCAQMD does not have direct authority over land use decisions, it is recognized that changes in land use and circulation planning are necessary to maintain clean air. The SCAQMD evaluated the entire Basin when it developed the AQMP. According to the analysis contained in (a) above, the Project is not consistent with the most recent AQMP and State Implementation Plan without mitigation. Therefore, the Project presents a significant impact according to this criterion.

Criterion 3: Cumulative Health Impacts

The Basin is in nonattainment for ozone, nitrogen dioxide, PM₁₀, and PM_{2.5}, which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (such as the elderly, children, and the sick). Therefore, when the concentration of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population would experience health effects that were described in the Air Quality and Greenhouse Gas Report (Appendix A). However, the health effects are a factor of the dose-response curve. Concentration of the pollutant in the air (dose), the length of time exposed, and the response of the individual are factors involved in the severity and nature of health impacts. If a significant health impact results from Project emissions, it does not mean that 100 percent of the population would experience health effects.

The regional analysis of emissions indicates that without mitigation, the Project would exceed the SCAQMD regional significance thresholds for NOx (ozone precursor). Because ozone is a secondary pollutant (it is not emitted directly but formed by chemical reactions in the air), it

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	Less than Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

can be formed miles downwind of the Project site. Project emissions of NOx may contribute to the background concentration of ozone and cumulatively cause health effects. Health impacts may or may not include the following:

- Pulmonary function decrements and localized lung edema in humans and animals
- Risk to public health implied by alterations in pulmonary morphology and host defense in animals
- Increased mortality risk
- Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans

Short-term exposure can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Children who live in high ozone communities and who participate in multiple sports have been observed to have a higher asthma risk. This is a significant cumulative health impact associated with ground-level ozone concentrations.

Additionally, the Project could result in a significance cumulative contribution to PM_{10} . Sensitive individuals may experience health impacts when concentrations of those pollutants exceed the ambient air quality standards. Health impacts from particulate matter may include the following: (a) exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) declines in pulmonary function growth in children; (c) and/or increased risk of premature death from heart or lung diseases in the elderly.

After Implementation of Mitigation

Mitigation measure AQ-1 would reduce emissions as equipment is updated or replaced. Mitigation measure AQ-2 would require that the Project comply with California Air Resources Board regulation, which would likely result in the Project requiring to replace a part of its current equipment fleet. Although it is uncertain at this time what equipment would be replaced, a 10 percent reduction is taken for this measure.

Reductions from mitigation measure AQ-3: from the offroad equipment are from the reduction strategies as shown in a document published by the EPA (refer to the Air Quality and Greenhouse Gas Analysis for references). For example, proper maintenance of the vehicles reduces emissions; improperly inflated tires can adversely affect fuel efficiency by 3 to 4 percent. Driver training, such as knowing how to shift levers and reducing the angle at which an offroad truck is parked next to a loading excavator, could save between 3 and 8 percent of fuel. Reducing unnecessary idling can reduce emissions by 10 percent or more. An 8 percent reduction in offroad equipment is taken for these measures; actual reductions may be more.

Mitigation measure AQ-4 prohibits construction from occurring on the same day as the onsite operational equipment or reduces construction emissions to the extent that NOx emissions

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

would not exceed the threshold. The unmitigated grading/paving phase is estimated to use 2,688 horsepower hours per day for equipment. In order to reduce the emissions to lower than 17 pounds per day of NOx, a 58 percent reduction in horsepower hours is required. Therefore, construction emissions and the horsepower hours per day are reduced by 58 percent.

Mitigation measure AQ-5 reduces the unpaved areas, reducing the dust from truck travel on onsite unpaved roads.

Mitigation measure AQ-6 and AQ-7 would reduce onsite idling from delivery trips. The benefits of this measure can vary from day to day; the reduction taken for this measure is 1 percent from local offsite trips, since the majority of emissions would be offsite.

The mitigated operational emissions are shown in Table 6, below. As shown in Table 6, emissions are less than significant with mitigation.

Table 6: Operational Emissions (Mitigated)

	Unmitigated Summer Emissions (pounds per day)						
Source	Voc	NO _x	CO	SOx	PM ₁₀	PM _{2.5}	
Onsite equipment exhaust	4.7	36.7	16.6	0.1	2.1	2.1	
Local offsite trips: Composting and metals	3.9	27.9	20.4	0.1	3.9	0.5	
Metals to shredder delivery trips	1.3	18.0	6.0	<0.1	1.7	0.8	
Dust from truck travel on onsite unpaved roads			A Salah Sala		14.2	1.4	
Dust from truck loading					0.2	<0.1	
Dust from windrow turning				-	8.0	0.9	
VOCs from fuel evaporation	8.6					_	
VOCs from composting	436.9				_		
VOC offset from composting – reduction of natural decomposition emissions	-1,820.2					-	
Subtotal operation	-1,364.8	82.6	43.0	0.2	30.1	5.7	
Subtotal construction (Phase 1)	2.8	17.0	10.5	<0.1	1.7	1.4	
Total construction + operation	-1,362.0	99.6	53.5	0.2	31.8	7.1	
Significance Threshold	75 *	100*	550	150	150	5 5	

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Source	Voc	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Significant Impact?	No	No	No	No	No	No
Notes: VOC = volatile organic compou	nds NO _x =лі	trogen oxides	CO = car	bon monoxid	e	

d, e) Less than significant.

Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain onsite for 24 hours. However, when assessing the impact of pollutants with 1-hour or 8-hour standards (such as nitrogen dioxide and carbon monoxide), commercial and/or industrial facilities would be considered sensitive receptors for those purposes. The closest existing sensitive receptor is approximately 2,945 feet southeast of the Project site. There are homes being constructed approximately 2,837 feet south of the Project site.

Localized Significance Threshold Analysis

The localized construction analysis uses thresholds that represent the maximum emissions for a Project that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. As identified in (b) above, the localized significance analysis demonstrated that the Project would not exceed the localized thresholds for CO, nitrogen dioxide, PM₁₀, or PM_{2.5}. Therefore, during construction, the Project would not expose sensitive receptors to substantial pollutant concentrations of those pollutants.

Pathogenic Organisms/Bioaerosols

The following assessment is from the Report of Composting Site Information (Appendix A). Aspergillus Fumigatus is the most common bioaerosol associated with composting operations, though it is commonly found in many situations. Existing research indicates that it is a fungus to which people are exposed on a regular basis without causing illness or disease. Healthy individuals are at minimal risk for infection, regardless of exposures and individuals with lung damage are susceptible to infection from the fungus regardless of the source. Considering the fact that the nearest sensitive receptors are located more than ½ mile from the Project site, this impact is less than significant.

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	Less than Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Diesel Particulate Matter - Construction

The construction equipment would emit diesel particulate matter, which is a carcinogen. However, the diesel particulate matter emissions from construction are short-term in nature. Determination of risk from diesel particulate matter is considered over a 70-year exposure time. Guidance published by the California Air Pollution Control Officers Association (2009), Health Risk Assessments for Proposed Land Use Projects, does not include guidance for health risks from construction Projects addressed in CEQA; risks near construction Projects are expected to be included later when the toxic emissions from construction activities are better understood. Therefore, considering the dispersion of the emissions and the short time frame, exposure to diesel particulate matter is anticipated to be less than significant.

Health Risk Assessment Results from Diesel Particulate Matter during Operation

There would be an increase in diesel particulate matter emissions from the Project increment from increase diesel trips to the Project and increased use of offroad equipment. A health risk assessment was performed to assess the impacts from diesel particulate matter. The results are presented in Table 7, below at the nearest sensitive receptor located approximately 800 meters south of the Project site. As shown in Table 7, the cancer risk is less than the significance threshold of 10 in one million; therefore, cancer risk from diesel particulate matter is less than significant.

Table 7: Health Risk Assessment Results

Pollutant	Cancer Risk (Maximum Cancer Risk	in one million) Significance Threshold	Significant?
Diesel particulate matter	3.7	10	No
Source: Michael Brandman Asso	ociates (Appendix A)	

Toxic Air Pollutants Migrating from Metal Processing and Inert Storage to Composting Facility

The finished compost from the composting facility could be used for agricultural purposes. Therefore, it is important that the finished compost does not contain toxic components. The site will not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and end of life vehicles. A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches and capacitors that are removed from major appliances, white goods, and end of life vehicles has been identified on the site plan. Storage containers comply with state and local regulations for storage of hazardous materials. All hazardous materials will be manifested, handled, stored and disposed of according to all local, state and federal regulations. Pursuant to the Project description, equipment would be washed between uses, which would prevent the transfer of potential contaminants between uses. Furthermore, it is required as a condition of approval that inert debris stored for more than 6 months that has not been processed or sorted for resale or reuse shall be deemed to be unlawfully disposed and subject to enforcement action. Additionally, inert debris that has been processed and sorted

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Potentially Significant	Less than Significant with Mitigation Incorporated	Less Than Significant	No Impact
Impact			impact

for resale or reuse, but remains stored on site for more than 18 months, shall be deemed to have been unlawfully disposed and subject to enforcement action. Therefore, this impact is less than significant.

f) Less than significant.

Odors

Diesel exhaust would be emitted during construction and operation of the Project, which is objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

California Health & Safety Code 41705 (a)(2) provides clear authority for odor complaints arising from composting facilities to the LEAs. The LEA for this Project is the Riverside County Environmental Health Department, who will be on-site once per month to inspect the facility and verify compliance with Title 14, which requires a compost facility to operate in compliance with a written Odor Impact Minimization Plan. A draft Odor Impact Minimization Plan for the proposed compost facility is contained in Appendix E (Report of Composting Site Information). Should the SCAQMD receive an odor complaint, per Section 41705, they are to refer that complaint to the LEA.

Composting emits odorous compounds such as VOCs and ammonia. The facility has developed and maintains a site-specific Odor Impact Minimization Plan (Appendix E). The plan contains site-specific management practices and standard operating procedures for minimizing off-site odors from the compost facility. The Project would also comply with SCAQMD Rule 1133.3, which requires the use of the "compost cap" which though required for VOC control will also reduce odor generation. The nearest residences are located more than 2837 feet or a half of a mile from the Project site. Considering the distance and the measures the Project will implement pursuant to Rule 1133.3 and the items in the Odor Impact Minimization Plan, this potential impact is less than significant.

Mitigation:

MM AQ-1 As offroad equipment (i.e., forklifts, loaders, etc.) is replaced or acquired, the equipment shall have the highest engine tier available for purchase in North America. Alternatively, the equipment shall be powered by electricity, propane, natural gas, or 90 percent or greater biodiesel.

MM AQ-2 The owner/operator shall comply with the California Air Resources Board regulation for In-Use Off-Road Diesel Vehicles (for more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm), even if the California Air Resources Board is not enforcing the regulation. The owner/operator shall report to the California Air Resources Board annually pursuant to instructions in the regulation and shall send a copy of the report to the County of Riverside.

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Potentially Significant M	Significant with Mitigation ncorporated	Less Than Significant Impact	No Impact
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MM AQ-3 Equipment and vehicles shall be properly maintained. Maintenance shall include proper tuning and timing of engines. Tires on offroad equipment shall be properly inflated and the wheels shall be properly aligned at all times. Onsite equipment shall not idle for more than five minutes in any one hour. Onsite equipment operators shall have proper and adequate training in methods to increase fuel efficiency. Equipment maintenance records and data sheets of equipment design specifications shall be kept onsite and subject to inspection by Riverside County and the South Coast Air Quality Management District.

MM AQ-4 Construction equipment used for paving or grading and offroad onsite diesel powered equipment used for operational purposes shall not be used on the same day. Alternatively, if operation and construction is to occur on the same day, construction offroad equipment shall be limited to 1,129 horsepower hours per day (calculated by multiplying the number of hours in the on position times the horsepower of the equipment).

Note: Refer to spreadsheet in Appendix A for a sample method to record compliance with mitigation measure AQ-4.

MM AQ-5 To reduce fugitive dust emissions, the Project shall comply with the following measures, in addition to South Coast Air Quality Management District Rule 403:

- All Project owned haul vehicles shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the site onto paved roads.
- Ceasing grinding operations when wind speeds exceed 20 miles per hour.
- All delivery queuing areas and end of life vehicle acceptance areas shall be paved with concrete.
- To reduce fugitive dust transferred from the Project to adjacent paved roads, a South Coast Air Quality Management District compliant street sweeper shall clean Rio Del Sol Road, from the Project south to Interstate 10 a minimum of once a month.
- Compliance with PM10 Mitigation Plan for any new grading and/or construction (COA 60.PLANNING.3 PM10 Mitigation Plan).

MM AQ-6 All queuing and drop off areas shall be posted with signs informing drivers of the California Air Resources Board anti-idling regulations include the following:

- Engines shall be turned off when not in use.
- All delivery trucks and vehicles that access the Project site shall not idle for more than five minutes per trip per day.
- Telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

MM AQ-7 Training logs shall be maintained on an ongoing basis and shall be available for inspection on site at the operations office, which documents training for managers and employees methods to eliminate unnecessary queuing and idling within the facility.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the Project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	Ш	\boxtimes		
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Ш		\boxtimes	
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	Ш			
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			\boxtimes	
Source: Appendix F, Biological Habitat Assessment Letter Re October, 16 2012. Findings of Fact: a) The Project site lies within the Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella Valley Melan (CVMSHCP); however, according to Figure 4-1, Coachella	Multiple Sp Conservati a. In additi	pecies Habi on Areas, of on, the Proj	tat Conse f the CVM ect is not l	rvatior SHCP ocated

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		Less than		Was a second
		Significant	Less	
P	otentially	with	Than	
S	ignificant	Mitigation	Significant	No
	Impact	Incorporated	Impact	Impact

not required since the Project site is not located within a Criteria Cell. The Project is not expected to conflict with the conservation goals for the CVMSHCP and therefore associated impacts are considered less than significant. In addition, as part of the CVMSHCP, all participating Cities and the County of Riverside are required to implement a Local Development Mitigation Fee (LDMF) on new development within the plan area. The Project will pay all applicable CVMSHCP fees and impacts in this regard will be less than significant.

- b, c) The Project site does not contain suitable habitat for endangered, threatened or sensitive wildlife species. However, there are potential opportunities for burrowing owl (BUOW) and bird nesting on site, particularly in the trees and shrubs on the northeastern potion. In addition to payment of habitat mitigation fees according to the CVMSHCP permit, a nesting bird survey is recommended if construction occurs during the nesting season (February through August). A professional biologist should perform the survey no more than seven days prior to the commencement of vegetation removal or earth moving activities. This would mitigate the possibility of disturbing sensitive avian species. In addition, mitigation measures BIO-1a and BIO-1b will further reduce impacts in this regard to a level of less than significant.
- d, e) The Project does not contain flowing water or standing pools that may attract animals, nor does the site support any vegetation or resources that serve as a habitat for migratory fish. The site does not lie within any known wildlife corridors. In addition, the site does not contain any nursery areas or resources. Therefore, impacts would be less than significant.
- f) The Project site does not contain any federal or state jurisdictional waters. In addition, implementation of the Project will not adversely impact any off-site federal or state jurisdictional waters. Therefore, impacts would be less than significant.
- g) Species covered by the CVMSHCP have very low potential to occur on the Project site. Additionally, the Project site is not located within one of the identified Conservation Areas of the CVMSHCP and therefore has no conservation requirements.

The CVMSHCP establishes conservation areas reserved for sensitive species, and those areas will be purchased, assembled and sustained by the CVMSHCP program fees. The Project site is not located in any of these conservation areas.

The CVAG administers the CVMSHCP, and provides consistency with the current requirements of the CDFG and the USFWS. The plan was finalized and adopted in October 2008. As part of the plan, a onetime per acre fee is collected by the County, and transferred to the CVAG for implementation of conservation measures.

The Project will be consistent with the onetime per acre fee, which constitutes compliance with the MSHCP. Consequently, the Project is not anticipated to conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State HCP.

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 A CONTRACTOR OF THE CONTRACTOR	Less than Significant	Less		
Potentially	with	Than		
Significant	Mitigation	Significant	No	
Impact	Incorporated	Impact	Impact	

Mitigation:

MM BIO-1a A protocol focus survey for BUOW shall be conducted pursuant to CDFG protocols and prior to grading activities to determine presence or absence. If owls are found, passive relocation (i.e., use of one-way doors to ensure owls have been evacuated and then collapse of burrows) shall be used to ensure that no owls are directly injured or killed during construction. Active relocation shall not be employed unless approved by the CDFG prior to grading, and if passive relocation has been determined not to be practical. Active relocation would entail capture of the owls, relocation off-site, construction of an artificial burrow, and fencing and feeding to habituate the owls to the new burrow.

Nesting Birds

MM BIO-1b Vegetation removal shall occur outside of the nesting bird season vegetation or any other potential nesting bird habitat disturbances be conducted outside of the avian nesting season (February through August). If construction must occur during the avian nesting season, a pre-construction nesting bird survey shall be conducted within 7 days prior to any ground disturbing activities. If at any time birds are found to be nesting inside or within 250 feet (500 feet for raptors) of the impact area, construction activities within 250 feet of the nest must cease until it is determined by a qualified biologist that the nest is no longer active.

Monitorina:

Prior to the commencement of either grading/construction activities or tree trimming activities, a biologist holding an MOU with Riverside County shall conduct a BUOW and Nesting Bird Survey (COA 60.EPD.1 - MBTA and 60.EPD.2 - 30 Day Burrowing Owl Survey), submitting the report for County approval upon completion. Should BUOW or nesting birds or active nests are encountered during the survey, the County shall consult with CDFG and/or USFWS to determine appropriate procedures and further mitigation. No construction or tree trimming activities in areas with active nesting shall commence before CDFG and/or USFWS approval. Once construction or maintenance activities are allowed to proceed, the County shall monitor activities until completion, consulting with the CDFG and/or USFWS on a scheduled, routine basis. Progress reports shall accompany all monitoring activities.

CULTURAL RESOURCES Would the Project				
8. Historic Resources			\square	
a) Alter or destroy an historic site?		Ш		Ш
b) Cause a substantial adverse change in the			\square	
significance of a historical resource as defined in California	Ш	Ш		Ш
Code of Regulations, Section 15064.5?				

Source:

County Archaeological Report (PDA) No. 4799 by Michael Brandman Associates dated May 2013; Historical/Archaeological Resources Survey Report (September 28, 2001).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impa
Findings of Fact:				
a, b) There is low potential for a substantial adverse resource during construction of this Project. Reseabuildings are on-site. Given this, the chance that his during grading is extremely low. Therefore, a mitig potential impacts to historic-era resources during Therefore, impacts in this regard are less than signification.	arch show storic reso gation-mor construc	rs that no urces could nitoring plar	known his be encou to mitiga	storic intere ate f
Mitigation: No mitigation measures are necessary.				
Monitoring: N/A.				
9. Archaeological Resources a) Alter or destroy an archaeological site.			\boxtimes	
 a) Alter or destroy an archaeological site. b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 			\boxtimes	
a) Alter or destroy an archaeological site.b) Cause a substantial adverse change in the	,			
 a) Alter or destroy an archaeological site. b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? c) Disturb any human remains, including those interred 	,		\boxtimes	

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c, d) There is little chance that human remains will be encountered during construction-related grading. Records indicate that no human remains have ever been found on or near the Project site, and that the chance that human remains could be encountered during grading is extremely low due to heavy disturbance. Therefore, a plan to mitigate for potential impacts to human remains during construction is not required. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Resources Code (PRC) § 56 Therefore, impacts in this rega	•		lf Human F	Remains F	ound).
Mitigation: No mitigation measures are n	ecessary.				
Monitoring: N/A.					
Paleontological Resourc a) Directly or indirectly de logical resource, or site, or unique.	estroy a unique paleonto-				
Source: Riverside County General Pla	ın.				
a) The site exhibits topograpaleontological resources and buried Paleontological resources feature exists within the Projesignificant. Mitigation: No mitigation measures are n	d the nature of the proporces (COA 10.PLANNING.1 ect boundaries. Therefore,	sed grad – Low F	ling will not Paleo). No u	likely enc Inique geo	ounter logical
Monitoring: N/A.					
GEOLOGY AND SOILS Would 11. Alquist-Priolo Earthqual Fault Hazard Zones a) Expose people or structu adverse effects, including the ris	ke Fault Zone or County ures to potential substantial			\boxtimes	
b) Be subject to rupture of as delineated on the most recer Fault Zoning Map issued by the or based on other substantial ev	a known earthquake fault, nt Alquist-Priolo Earthquake State Geologist for the area				
Source:					
Source: Riverside County General Pla "Earthquake Fault Study Zone dated October 2012					

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impaci
Findings of Fact: a, b) As delineated on the current Alquist-Priolo I the site, lay within an earthquake fault zone. The miles east of the Project site. Realizing the dista of an earthquake fault is not expected to expose adverse effects, including the risk of loss, injury, of an Alquist-Priolo earthquake fault zone or C rupture from earthquake faults is considered less	ne nearest fault ance of the fault e people or struc or death. Addit county fault haza	is located a from the Protures to pol ionally, the ard zone.	pproximate oject site, r tential subs Project is c	ely flv uptur stantia outsid
Mitigation: No mitigation measures are necessary.				
Monitoring: N/A.				
N/A.				
Liquefaction Potential Zone a) Be subject to seismic-related ground including liquefaction?	failure,		\boxtimes	
a) Be subject to seismic-related ground	t; Riverside Cou	inty Genera	l Plan Figu	ire S
a) Be subject to seismic-related ground including liquefaction? Source: Riverside County General Plan Safety Element "Generalized Liquefaction"; County Geological F	t; Riverside Cou	inty Genera by Norcal E	l Plan Figu	ire S
a) Be subject to seismic-related ground including liquefaction? Source: Riverside County General Plan Safety Element "Generalized Liquefaction"; County Geological FOctober 2012	ral Plan, the Pro Report No. 2314 Report No. 231 Report No. 231 In is very low ould be construc-	oject area of 4 with analy (COA 10 cted as par affects relat	ontains most of the protect to lique	odera specif 3.26 opose
a) Be subject to seismic-related ground including liquefaction? Source: Riverside County General Plan Safety Element "Generalized Liquefaction"; County Geological FOctober 2012 Findings of Fact: a) According to the County of Riverside General Susceptibility to liquefaction. County Geological Site concluded that potential for liquefaction GEO02314). Since no residential dwellings we Project the risk of exposing people or structure.	ral Plan, the Pro Report No. 2314 Report No. 231 Report No. 231 In is very low ould be construc-	oject area of 4 with analy (COA 10 cted as par affects relat	ontains most of the protect to lique	odera specif 3.26 opose

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Ground-shaking Zone a) Be subject to strong seismic ground shaking?			\boxtimes	
Source: Riverside County General Plan Safety Element; Riverside County General Plan Safety Element; Riverside County Earthquake-Induced Slope Instability Map"; County Engineering dated October 2012				
Findings of Fact: The Project site is within a zone of very low general Riverside County General Plan Figure S-4, Earth Therefore, ground shaking events are expected to carproject.	nquake-Indu	iced Slope	Instability	/ Мар.
Mitigation: No mitigation measures are necessary. Monitoring: N/A.				
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the Project and potentially result in on- or off-site landslide, laters spreading, collapse, or rockfall hazards?	et,			
Source: Riverside County General Plan Safety Element; Riversions Underlain by Steep Slope."	erside Cour	nty General	Plan Figu	ıre S-5
Findings of Fact: a) According to the County of Riverside General Pla area susceptable to seismically induced landslide, Therefore, impacts in this regard will be less than sign	lateral spre			
Mitigation: No mitigation measures are necessary.				
Monitoring: N/A.				

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence a) Be located on a geologic or that would become unstable and potentially result in ground s	as a result of the Project,				
Source: Riverside County General Pla "Documented Subsidence Are		rside Coui	nty General	Plan Figu	ıre S-7
a) The County of Riverside Contain moderate susceptibilith habatable dwellings would be exposing people or structure remote. In addition, to reduct comply with current State and the California Building Code (mandatory compliance with be not expose people or structure. Therefore, impacts in this regard Mitigation: No mitigation measures are not monitoring:	by to impacts related to use constructed as part is to adverse affects reloce impacts associated will local building regulation 2010) and County of Riversity of the county of Riversity and are less than significations.	instable so of the properties	oils. Since oposed Procund subsice soils, the grand standar that proposed	no resident pject, the dence wo de Project recent ver ds. Accorted Project	ntial or risk of uld be would sion of dingly, would
N/A. 16. Other Geologic Hazards					
a) Be subject to geologic mudflow, or volcanic hazard? Source:	hazards, such as seiche,				
N/A. Findings of Fact: a) There are no volcanoes in include steep slopes, which Geologic Survey (USGS) topo to the site that could produce site. Therefore, impacts assorthan significant. Mitigation:	could generate a mudf graphic map does not de e earthquake-induced se	low. Add epict large eiche, which	ditionally, the bodies of work would im	e United vater in property the leading to the leadi	States oximity Project
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
No mitigation measures are necessary.				
Monitoring:				
N/A.				
17. Slopes a) Change topography or ground surface reliefeatures?	f \Box			
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	Г		\boxtimes	
c) Result in grading that affects or negates subsurface sewage disposal systems?			\boxtimes	
a, b, c) Most of the proposed development would occur or around grade. Construction would not substantially slopes within the Project site. Any significant grading	grade, exc , excavatio	cavate, or c n, or cut an	ut and fill and fill and fill would	natural d have
or around grade. Construction would not substantially	grade, exc , excavation nd not pa	cavate, or c n, or cut an	ut and fill and fill and fill would	natural d have
or around grade. Construction would not substantially slopes within the Project site. Any significant grading occurred as a result of these previous Projects ar Therefore, impacts in this regard will be less than signi Mitigation: No mitigation measures are necessary. Monitoring: N/A.	grade, exc , excavation nd not pa	cavate, or c n, or cut an	ut and fill and fill and fill would	natural d have
or around grade. Construction would not substantially slopes within the Project site. Any significant grading occurred as a result of these previous Projects ar Therefore, impacts in this regard will be less than signi Mitigation: No mitigation measures are necessary. Monitoring: N/A. 18. Soils a) Result in substantial soil erosion or the loss of	grade, exe, excavation not pa ficant.	cavate, or c n, or cut an	ut and fill and fill and fill would	natural d have
or around grade. Construction would not substantially slopes within the Project site. Any significant grading occurred as a result of these previous Projects ar Therefore, impacts in this regard will be less than signi Mitigation: No mitigation measures are necessary. Monitoring: N/A. 18. Soils a) Result in substantial soil erosion or the loss of topsoil? b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	grade, exe, excavation not pa ficant.	cavate, or c n, or cut an	ut and fill ad fill would roposed F	natural d have
or around grade. Construction would not substantially slopes within the Project site. Any significant grading occurred as a result of these previous Projects ar Therefore, impacts in this regard will be less than signi Mitigation: No mitigation measures are necessary. Monitoring: N/A. 18. Soils a) Result in substantial soil erosion or the loss of topsoil? b) Be located on expansive soil, as defined in Section	grade, exe, excavation not parficant.	cavate, or c n, or cut an	ut and fill and fill would fill w	natural d have
or around grade. Construction would not substantially slopes within the Project site. Any significant grading occurred as a result of these previous Projects ar Therefore, impacts in this regard will be less than signi Mitigation: Mitigation: No mitigation measures are necessary. Monitoring: N/A. 18. Soils a) Result in substantial soil erosion or the loss of topsoil? b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waster	grade, exe, excavation not parficant.	cavate, or c n, or cut an	ut and fill and fill would fill w	natura d have Project

	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Water Quality Management Plan by PSOMAS dated May 2012 (Appendix B); and Riverside County General Plan Safety Element.

Findings of Fact:

a) Short-term construction activities could potentially result in soil erosion or loss of topsoil. These activities, including clearing and grading could instigate or accelerate soil erosion or the loss of topsoil. During the construction phase, high winds, rainfall, or other storm events could contribute to erosion impacts. Like similar Projects, the proposed Project would be constructed in accordance with a National Pollutant Discharge Elimination Systems (NPDES) Permit. Compliance with the NPDES Permit would include a Water Quality Management Plans (WQMPs), Stormwater Pollution Prevention Plans (SWPPP) and implementation of best management practices (BMPs) aimed at reducing onsite soil erosion and the loss of onsite topsoil.

Much like during the construction phase, long-term operation activities could potentially result in substantial soil erosion or the loss of topsoil. During the operation phase of the proposed Project, both paved and soft surfaces should be less susceptible to the effects of soil erosion than during construction. Consequently, surface erosion may occur where a slope exists and where unpaved portions of the Project site ascend/descend. However, a Water Quality Management Plan was prepared for the Project to require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite. Additionally, routine maintenance is proposed within the WQMP to prevent substantial soil erosion on and around the Project site, especially following significant storm events. Therefore, potential long-term impacts would be less than significant.

b) Although the County of Riverside does not clearly define particular locations of expansive soil, the General Plan does conclude that expansive soils are widely distributed throughout the County. However, according to U.S.D.A. Soil Conservation Service Soil Surveys, the soil type on the Project site consists of MaB and CkB. Soil erosion for these types of soils is considered slight and runoff is slow. These types of soils exhibited low plasticity; therefore, expansive soils is not an issue at the Project site. However, the soil blowing hazard associated with these soils is considered high and will have the potential to result in a significant loss of topsoil on site, and increase the potential for soil erosion during on site grading activities. However, the Project will be required to obtain a National Pollutant Discharge Elimination System (NPDES) General permit for storm water discharges associated with construction activity (General Permit) from the State Water Resources Control Board (SWRCB). The NPDES General permit will require standard measures such as soil stabilizers, silt fencing, and limited grading during windy days to prevent significant soil erosion during construction. Operation of the Project will not result in significant amounts of soil erosion. The Water Quality Management Plan (WQMP) will also require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite (See Appendix B). Therefore, the Project's soil erosion potential is expected to be less than significant.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
 c) A pre-existing septic tank currently exists at the Projepropose to install an additional septic tank. Therefor regard. 	ect site; ho	owever, the ocats are ar	Project do	es no in thi
<u>Mitigation:</u> No mitigation measures are necessary.				
Monitoring: N/A.				
19. Erosion	·		· <u> </u>	
			\boxtimes	

Findings of Fact:

a, b) Short-term construction activities could potentially result in erosion. These activities, including clearing, grading, trenching, and excavation could instigate or accelerate soil erosion or the loss of topsoil. During the construction phase, high winds, rainfall, or other storm events could contribute to erosion impacts. Like similar Projects, the proposed Project would be constructed in accordance with a National Pollutant Discharge Elimination Systems (NPDES) Permit. Compliance with the NPDES Permit would include a Water Quality Management Plans (WQMPs), Stormwater Pollution Prevention Plans (SWPPP) and implementation of best management practices (BMPs) aimed at reducing onsite soil erosion and the loss of onsite topsoil.

Much like during the construction phase, long-term operation activities could potentially result in substantial soil erosion or the loss of topsoil. During the operation phase of the proposed Project, both paved and soft surfaces should be less susceptible to the effects of soil erosion than during construction. Consequently, surface erosion may occur where a slope exists and where unpaved portions of the Project site ascend/descend. However, a Water Quality Management Plan was prepared for the Project to require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite. Additionally, routine maintenance is proposed to prevent substantial soil erosion on and around the Project site, especially following significant storm events. Therefore, potential long-term impacts would be less than significant.

Mitigation:

No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring:				
N/A.				
20. Wind Erosion and Blowsand from Project either on or off site.a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source:

Riverside County Land Information System (April 24, 2012).

Findings of Fact:

a) According to the Riverside County Land Information System (April 24, 2012), the Project is not within a fluvial sand transport special provision area. The Project would be influenced by wind erosion and blowsand issues during Project grading and operation. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. However, no structures are proposed as part of this Project. In addition, the developer would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB). To address construction-related discharges, the developer would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), including a Best Management Practices (BMP), which would include measures that would control erosion and sediment. Erosion control BMPs will be implemented to ensure that sediment is confined to the construction area and not transported offsite.

In addition, the proposed Project would be subject to the requirements of Rule 403 Fugitive Dust Emissions Control issued by the South Coast Air Quality Management District. The Fugitive Dust Emissions Control Plan would include BMPs that would make the Project site less susceptible to soil erosion, including regular watering of the topsoil during grading activities. A SWPPP would also be required to reduce potential impacts stemming from soil erosion or loss of topsoil. Therefore, potential short-term impacts associated with wind erosion and blowsand from either on or off site would be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	77.411		
,,,,			
	Significant	Potentially Significant with Mitigation Incorporated	Potentially Significant With Than Significant Impact Incorporated Impact

Air Quality and Greenhouse Gas Report (Appendix A).

Findings of Fact:

a) Less than significant.

The Riverside County Planning Department has prepared draft guidance on how to evaluate applications for discretionary Projects to determine what level of analysis is appropriate regarding a Project's potential impact on climate change in accordance with CEQA. The suggestions for this analysis are as follows:

- Greenhouse gas quantification for emissions during construction, including but not limited to
 equipment and machinery usage, vehicle miles traveled by construction employees,
 architectural coatings, paving or road construction activities, and other reasonably foreseeable
 emissions.
- Greenhouse gas quantification for operation, including but not limited to use of electricity, natural gas, energy from water demand, vehicular emissions, and other reasonably foreseeable emissions.
- Discuss the relative potential of each gas to affect climate change (the global warming potential) and include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride.
- Describe and analyze feasible mitigation measures for any potentially significant emissions.
- Reduce greenhouse gas emissions by 30 percent or more below business as usual (emissions that would occur in 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control).

Construction

The Project would emit greenhouse gases from upstream emission sources and direct sources (combustion of fuels from worker vehicles and construction equipment). For assumptions used in estimating these emissions, please refer to Section 4.2 of the Air Quality and Greenhouse Gas Report (Appendix A). Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 8, below.

	Less than Significant	Less	VV/AV///A
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Table 8: Construction Greenhouse Gas Emissions

Emissions (pounds CO₂e per day) Total							
Phase	Onsite	Offsite	Subtotal	Days	MTCO₂e		
Grading	496	0	496	1	0.2		
Paving	2,929	84	3,013	7	10.5		
Warehouse construction	1,596	227	1,823	30	27.3		
Total	-	—	_	38	38.0		
Averaged over 30 years					1,3		

Notes:

 $MTCO_2e$ = metric tons of carbon dioxide equivalents = pounds per day x days x 0.0005.

Source: Michael Brandman Associates (Appendix A).

Operation

Operational or long-term emissions occur over the life of the Project. For assumptions and descriptions for the greenhouse gas emission sources, please refer to Section 4.3 in the Air Quality and Greenhouse Gas Report (Appendix A). The vehicle and truck trips do not take into account reductions from the Low Carbon Fuel Standard or Pavley regulations. As shown in Table 9, below, the Project would reduce greenhouse gas emissions by 330 percent, substantially more than the threshold of 30 percent. This is primarily because composting reduces greenhouse gas emissions compared with not composting. Therefore, the Project's greenhouse gas emissions are less than significant.

Table 9: Project Operational Greenhouse Gases

	Emissions (MTCO2e per year				
Source	Business as Usual	With Reductions			
Onsite equipment exhaust	814	814			
Green waste delivery trips and metals to Project	930	930			
Metals to shredder delivery trips	419	419			
Refrigerants	520	225			
Reductions from composting	0	- 8,576			
Subtotal – Operation	2,683	-6,188			
Subtotal – Construction (averaged over 30 years)	1	1			
Total	2,684	-6,187			
Threshold	Reduce emissions by at least 30%				

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

	Business as	
Source	Usual	With Reductions
Project reduction		330%
Do Project emissions result in a signif	icant impact?	No
Notes: MTCO2e = metric tons of carbon dioxide e nitrous oxides, and hydrofluorocarbons [refrig Business as usual emissions are those tha emissions during the 2002-2004 period grew Source: Michael Brandman Associates (Appe	erants]) t would occur in 2020 if t to 2020 levels without cont	he average baseline

Refrigerants would be extracted from end of life vehicles prior to crushing. Any leakage of these potent gases results in greenhouse gas emissions. The Project would use special equipment to extract the refrigerants from the end of life vehicles. However, for worst-case purpose, it is assumed that there would be some leakage, estimated to be two percent of the remaining capacity. The global warming potential of the refrigerants is anticipated to decrease over time, which would decrease leakage emissions over time. In addition, the United States Environmental Protection Agency (EPA) has various refrigerant recycling requirements. The Project's recycling facility is capturing gases that would otherwise leak over time because people did not have a convenient location to turn in end of life vehicles. b) Less than significant.

There is no greenhouse gas reduction plan applicable to the Project. The Project would comply with all applicable greenhouse gas regulations.

The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing greenhouse gases (carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal.

The Scoping Plan contains a variety of strategies to reduce the State's emissions. The only scoping plan measure that could be applicable to the Project is Measure 15, Recycling and Waste, which is to reduce methane emissions at landfills, increase waste diversion, composting, and commercial recycling, and move toward zero-waste. The Project would be diverting waste from landfills thereby reducing greenhouse gas emissions from landfills. The Project would be increasing composting and recycling. The Project complies with this measure. As shown in the Air Quality and Greenhouse Gas Report, the remainder of the measures are not applicable to the Project.

Mitigation:

No mitigation measures are necessary.

Monitoring:

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impad
N/A.				
HAZARDS AND HAZARDOUS MATERIALS Would the F	roject			· · · · · · · · · · · · · · · · · · ·
22. Hazards and Hazardous Materialsa) Create a significant hazard to the public or the	, 🗆		\boxtimes	
environment through the routine transport, use, or disposa of hazardous materials?	I			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and			\boxtimes	
accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with			\boxtimes	
an adopted emergency response plan or an emergency evacuation plan?	, –			
d) Emit hazardous emissions or handle hazardous o acutely hazardous materials, substances, or waste within			\boxtimes	
one-quarter mile of an existing or proposed school? e) Be located on a site which is included on a list o		***************************************		
hazardous materials sites compiled pursuant to Govern	<u>.</u> \square		\boxtimes	
ment Code Section 65962.5 and, as a result, would i create a significant hazard to the public or the environ-				
ment?				
Source:		Class Zan	- M C	!
Report of Composting Information (Appendix C); a Center.	na FEIVIA	riood Zon	е мар о	ervice
Findings of Fact:				
a, b) Generally, the construction activities associated				
and flammable substances such as diesel fuel and equipment for site grading. Construction vehicles ons				
result in minor releases of oil, diesel fuel, transmi				
California Code of Regulations (CCR), Title 22, control for hazardous waste generators, transporters, and treating transporters.				
	atmont etc	rade and C	いぐれんぐつしたつ	CHILTIC

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site will be reviewed and evaluated by the building and safety department prior to approval of the CUP and will be required to comply with applicable standard County and State

requirements for the handling and transportation of hazardous wastes. The proposed uses at the Project site would be required to comply with these regulations and, therefore, the Project

requirements.

In addition, the California Health and Safety Code (CHSC) contain

	Less than			
	Significant	Less		
Potentially	with	Than		
Significant	Mitigation	Significant	No	
Impact	Incorporated	lmpact	Impact	

is considered to have a less than significant impact to the use, storage, and transport of hazardous materials.

In addition, the Project applicant currently provides and will remain to provide the following rules and regulations to further reduce potential hazardous impacts at the Project site (See the Report of Composting Information located within Appendix C for additional information in this regard):

Procedural Manuals

The Project applicant maintains and updates an Operations Procedures Manual. All employees are trained based on the contents of this manual and the manual is kept on site at all times. The manual covers the following areas:

- Business Contingency Plan & Hazardous Materials Inventory.
- Storm Water Pollution Prevention Plan & Monitoring Program.
- Scrap Metal Acceptance Policy.
- Hazardous Waste Environmental Procedures.
- Hazardous Waste Standard Operating Procedures for:
 - Mercury switch recovery, Vehicles.
 - Mercury Switch Recovery, Appliances.
 - o PCB Recovery.
- Universal Waste Environmental Procedures for:
 - Appliances.
 - Freon Recovery.
 - Batteries.
- Recycling Vehicle Fluid removal Operations Safety.
- Mobile Equipment Maintenance.
- Fire Prevention Manual
- Emergency
- Compost Facilities Operations Manual

Hazardous, Liquid, and Special Wastes

Based on the facility's published material acceptance policy, the facility will not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and EOL vehicles. A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches and capacitors that are removed from major appliances, white goods, and EOL vehicles has been identified on the Site Plan Map. Storage containers metal or approved containers and comply with state and local regulations for storage of hazardous materials. All hazardous materials will be manifested, handled, stored and disposed of according to all local, state and federal regulations.

Incoming loads will be surveyed for the presence of hazardous or other prohibited items and wastes. If prohibited items or wastes are detected, onsite personnel implement control measures to protect employees and public health and safety. These control measures are

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	Less than Significant	Less	2
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

described in the written load checking program for the facility and will be available for review at the facility office.

Site personnel receive training and conduct load checking activities of incoming materials to detect hazardous and other prohibited items and wastes. Customer education efforts specify what certain waste are unacceptable. Materials deemed unacceptable will be rejected. Regulatory agencies will be notified regarding loads containing hazardous wastes.

All hazardous materials inadvertently or illegally deposited in loads arriving at the facility that were not identified are be stored in a secured and locked covered area and removed by licensed hazardous materials/waste haulers and deposited in permitted hazardous materials/waste facilities.

Maintenance Program

the Project applicant operates and maintains all it facilities in a state of good repair. A preventative maintenance program is be implemented to monitor and promptly repair or correct deteriorated or defective conditions.

The preventative maintenance program targets prompt identification and correction of equipment and facility problems. Routine cleaning of equipment and the facility is being conducted to identify problems before breakage or failure. Equipment manufacturer recommendations are be used as guides to ensure proper maintenance. Regular site inspections will identify areas in need of cleaning or repair.

Personnel Health and Safety

The facility Injury, Illness, and Prevention Program (IIPP) is available for review by local and state inspectors during normal business hours. Hazardous materials located on the site are stored in accordance with state and local requirements. The location of the hazardous material storage is noted on the Site Plan Map. Compliance with permit conditions will minimize risks to public and employee health and safety. Employees are also being trained in emergency procedures. Arrangements are established with local emergency agencies in the event of an emergency situation.

Protection of Users

The facility is designed, constructed, operated, and maintained in a safe manner.
Unloading areas are be monitored by spotters to ensure that safe unloading is occurring.
Removals of recyclable materials from incoming loads are supervised by facility personnel.

c) Implementation of the Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The Project includes improvements to the existing emergency access point and currently provides adequate access for emergency response vehicles and personnel within the Project site (As developed in previous consultation with County Fire Department personnel). Therefore, the Project's impact to an emergency response plan or evacuation plan is considered less than significant.

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ntary School e mile soutl	or proposed	No Impa
ntary School e mile soutl	I, located at	l pub
than significe Control (Diperties were California De	ibstances that cant. TSC) websit re reported epartment of DRTESE site	Project country (April 1997) The second country (April 1997) The
rore, impaci	is in this reg	aiu a
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		[
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] 🗆		
aster plan n	or is it locate	ed wit
annead Droi	ect will not h	040 0
	perties were california De cal	e Control (DTSC) websit perties were reported California Department of ed on a CORTESE site of ore, impacts in this reg

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) There are no private airstrips or helipads and the County is unaware of planned developmentation of the third regard.	opment of	any such	ı facilities ir	proximity	to the
<u>Mitigation:</u> No mitigation measures are necessary.					
Monitoring: N/A.					
24. Hazardous Fire Area a) Expose people or structures to a signification loss, injury or death involving wildland fires, included wildlands are adjacent to urbanized areas residences are intermixed with wildlands?	ling where			\boxtimes	
Findings of Fact:			sceptibility,"	0.0	
Findings of Fact: The Project site is not located within or adja Western Coachella Valley Area Plan Figure people or structures to a significant risk of Therefore, impacts in this regard are less than	cent to a v 9. Accore	wildfire a dingly, th ry, or de	rea as desi e Project v	gnated by vould not e	expose
The Project site is not located within or adja Western Coachella Valley Area Plan Figure people or structures to a significant risk of	cent to a v 9. Accore	wildfire a dingly, th ry, or de	rea as desi e Project v	gnated by vould not e	expos
The Project site is not located within or adja Western Coachella Valley Area Plan Figure people or structures to a significant risk of Therefore, impacts in this regard are less than Mitigation: No mitigation measures are necessary. Monitoring: N/A.	cent to a v 9. Accord f loss, inju n significan	wildfire a dingly, th ry, or de	rea as desi e Project v	gnated by vould not e	expose
The Project site is not located within or adja Western Coachella Valley Area Plan Figure people or structures to a significant risk of Therefore, impacts in this regard are less than Mitigation: No mitigation measures are necessary. Monitoring: N/A. HYDROLOGY AND WATER QUALITY Would the 25. Water Quality Impacts a) Substantially alter the existing drainage the site or area, including the alteration of the c stream or river, in a manner that would result in the site of the coache and the site of the site of the site of the coache and the site of the site	e Project pattern of source of a	wildfire a dingly, th ry, or de	rea as desi e Project v	gnated by vould not e	expose
The Project site is not located within or adja Western Coachella Valley Area Plan Figure people or structures to a significant risk of Therefore, impacts in this regard are less than Mitigation: No mitigation measures are necessary. Monitoring: N/A. HYDROLOGY AND WATER QUALITY Would the 25. Water Quality Impacts a) Substantially alter the existing drainage the site or area, including the alteration of the c stream or river, in a manner that would result in erosion or siltation on- or off-site? b) Violate any water quality standards	e Project pattern of sourse of a substantial	wildfire a dingly, th ry, or de t.	rea as desi e Project v	gnated by vould not e ng-wildland	expose
The Project site is not located within or adja Western Coachella Valley Area Plan Figure people or structures to a significant risk of Therefore, impacts in this regard are less than Mitigation: No mitigation measures are necessary. Monitoring: N/A. HYDROLOGY AND WATER QUALITY Would the Stream or river, in a manner that would result in serosion or siltation on- or off-site?	e Project pattern of course of a substantial or waste	wildfire a dingly, th ry, or de t.	rea as desi e Project v	gnated by vould not e ng-wildland	expose

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				\boxtimes
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			\boxtimes	
g) Otherwise substantially degrade water quality?			\boxtimes	
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	,		\boxtimes	

Source:

FEMA Flood Insurance Rate Map; and Riverside County General Plan Safety Element; Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones"; Water Quality Management Plan by PSOMAS dated May 2012; Coachella Valley Water District letters dated February 25, 2013 and August 3, 2012.

Findings of Fact:

a) The existing facility collects and retains 100 percent of the incremental increase of stormwater flows generated on site. In addition, Projects over one acre in size are subject to the National Pollutant Discharge Elimination System (NPDES) regulations, including provisions for Best Management Practices (BMPs), both during and after construction activities. The construction contractor, in consultation with the County, will be responsible for filing all required notices with the Regional Water Quality Control Board (RWQCB), preparing to the Project's Storm Water Pollution Prevention Plan (SWPPP), and implementing BMPs. BMPs shall include both sediment control measures to prevent rainfall from contacting exposed soil surfaces and erosion control measures (e.g., gravel bags) to prevent eroded material from leaving construction areas, especially from flat graded areas. Material stockpiled during construction will be placed such that interference with onsite drainage patterns will be minimized or avoided.

The RWQCB will require most Project permittees to prepare a Water Quality Management Plan (WQMP), which identifies Project changes to the hydrologic regime, and identification of

County of Riverside

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Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

hydrologic conditions of concern if the drainage would have a significant impact on downstream habitat, alone or as part of a cumulative impact from development in the watershed. Typically, the WQMP must address the Hydrologic conditions of concern and provide for BMPs that account for, or otherwise mitigates sediment/runoff during both the construction and operational phase of a proposed Project. Source control BMPs may be non-structural (education, activity restrictions, maintenance control, etc.) and/or structural (slope and channel protection, etc.). Treatment control BMPs may also be required by the RWQCB to minimize sediment and turbidity of site runoff, including development of vegetated swales, retention/detention basins, Low Impact Development (LIDs) measures, ponds/wetlands and hydrodynamic separation systems (among others).

The proposed Project has prepared a Preliminary WQMP (See Appendix B). Development of an onsite storm drain system, infiltration and detention basins, and stormwater management features, along with the implementation of the structural and non-structural BMPs outlined within the Preliminary WQMP, would ensure that both the quantity and quality of onsite surface runoff would be deemed acceptable by the County of Riverside. A Final WQMP shall be required prior to any new grading/construction activities (COA 10.FLOOD RI.1—Flood Hazard Report and COA 80.FLOOD RI.3 — Final WQMP).

In addition, no streams or rivers are located on the Project site. The proposed Project would alter 25 acres of 43 gross acre site. However, the Project site has been used for similar operations and impervious surfaces already exist on the Project site. Therefore, the proposed Project would not add a significant amount of impervious areas that would change the drainage patterns (See Appendix B for the Project's proposed drainage plan).

Further, implementation of SWPPP would ensure that potential construction erosion and siltation would not affect offsite drainages. Stormwater resulting from the proposed Project would be directed to an onsite retention basin proposed on the southern end of the Project site, which would inhibit any erosion or siltation from occurring onsite or offsite. As such, impacts would be less than significant.

b) The proposed Project has the potential to result in potential short-term and long-term impacts to the effluent stormwater and wastewater. Short-term impacts may occur from construction and grading activities onsite. During these activities, there would be the potential for surface water to carry sediment from onsite erosion into the stormwater system. Soil erosion may occur along Project boundaries during construction in areas where temporary soil storage is required. Small quantities of pollutants have the potential for entering the storm drainage system, thereby potentially degrading water quality.

Construction of the proposed Project would also require the use of gasoline and diesel-powered heavy equipment such as bulldozers, backhoes, water pumps, and air compressors. Chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues, and other substances would be utilized during construction. An accidental release of any of these substances could degrade the

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Less than Significant Less Potentially with Than Significant Mitigation Significant No Impact Incorporated Impact Impact
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water quality of the surface water runoff and add additional sources of pollution into the drainage system.

The proposed Project would be subject to construction-related storm water permit requirements of the Federal Clean Water Act (CWA) National Pollutant Discharge Elimination System (NPDES) general permit issued by the Regional Water Quality Control Board. Additionally, prior to commencement of composting operations, this facility shall obtain RWQCB clearance (20.E.HEALTH.1 – RWCQB Clearance). In compliance with the requirements of the State General Construction Activity Storm Water Permit, the Project applicant will prepared a SWPPP, which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. The SWPPP plan may include best management practices such as:

- Run-off shall be directed away from material staging areas
- Inlet filters shall be used to minimize solid waste from entering the drainage areas
- Paved and concrete areas shall be swept to minimize generation of dust and other particles
- Prohibited materials shall be stored away from exposure to run-off.
- Regular vehicle maintenance shall be conducted within the Maintenance Building or in selfcontained areas.
- Spill prevention, control and cleanup procedures shall be implemented.
- Temporary erosion control measures shall be employed for disturbed areas.
- Specific measures shall be identified to protect the onsite open drainages during construction of the proposed Project.
- No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.
- Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.
- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.
- BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.
- In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.
- Employees shall be trained on storm water pollution prevention measures.

In addition, the SWPPP shall be submitted to the County for review and approval. The SWPPP is to provide a Best Management Plan (BMP) for the source control of any pollutants that may be mobilized by runoff generated by the construction site and which might enter the

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
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public drainage system. Adequate practices must be defined as a part of the SWPPP to provide for the containment of any polluted runoff from the site. An annual report on the construction status, which contains copies of monthly inspections of the quality of the site runoff and the results of analytical testing of site runoff, may be required as a part of the NPDES permit process. With approval and implementation of the SWPPP impacts would be less than significant.

- c) The existing facility contains a well site and 0.5 million-gallon water storage tank on site, which currently serves facility operation water needs. The Project currently uses approximately 15,000 gallons/day for domestic and industrial uses on site. Water is primarily used at the site to control dust generated onsite. The proposed expansion would require minimal additional potable water needs to facilitate the proposed expansion. Therefore, the Project's individual use of local groundwater supplies is considered less than significant.
- d) A WQMP has been prepared for the Project to address any issue related to improved stormwater drainage system. The Project will involve construction of new stormwater runoff facilities. As outlined within the WQMP, constructed berms will be constructed to divide the site into six (6) drainage areas. Drainage Area 1 will consist of the existing facility and a new Ferrous metal processing area. This area will drain to a wet extended basin at the southwest corner of the Project site. Drainage Area 2 will consist of the new green waste receiving and processing area and a new composting area. This area will drain to the southwest to a retention basin. The water retained will be used for composting. Drainage Area 3 will be used to store and process inert recycling material. This area will drain to a wet extended detention basin. Drainage area 4, 5, 6 will not be disturbed by the on-site activities. In addition, as part of the WQMP educational material will be distributed to existing and new employees addressing all applicable nonstructural source control BMPs. The proposed berms will be inspected after each major rain event and properly maintained. The outdoor material storage and processing areas have been designed so that each area is self-enclosed and any storm water is treated before it is released. Consistency with the WQMP will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts in this regard are less than significant.
- e) The proposed Project does not include development of housing. Therefore, no impacts would occur.
- f) According to FEMA Flood Insurance Rate Map, the Project area is designated as Zone AO, which include areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Consequently, the proposed expansion has the potential to be subject to shallow flooding on the Project site. However, as previously described, WQMP has been prepared for the Project to address any issue related to improved stormwater drainage system. The

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Project will involve construction of new stormwater runoff facilities. As outlined within the WQMP, constructed berms will be constructed to divide the site into six drainage areas. Drainage Area 1 will consist of the existing facility and a new Ferrous metal processing area. This area will drain to a wet extended basin at the southwest corner of the Project site. Drainage Area 2 will consist of the new green waste receiving and processing area and a new composting area. This area will drain to the southwest to a retention basin. The water retained will be used for composting. Drainage Area 3 will be used to store and process inert recycling material. This area will drain to a wet extended detention basin. Drainage area 4, 5, 6 will not be disturbed by the on-site activities. In addition, as part of the WQMP educational material will be distributed to existing and new employees addressing all applicable nonstructural source control BMPs. The proposed berms will be inspected after each major rain event and properly maintained. The outdoor material storage and processing areas have been designed so that each area is self-enclosed and any storm water is treated before it is released. Consistency with the WQMP will reduce potential impacts to existing structures onsite from the 100-year flood.

- g) Project design, as well as compliance with all federal, State, and local regulations regarding water quality standards and waste discharge requirements, including those of the RWQCB, would ensure that the proposed Project would not negatively affect water quality. Project design features, such as drains and culverts, and mandated compliance with NPDES permits and associated SWPPP and BMPs would reduce water quality and hydrology and water quality impacts by curtailing runoff that conveys surface flows, pollutants, and sediments offsite. Further, a WQMP has been prepared for the Project to address any issue related to water quality. Consistency with the aforementioned regulations will reduce impacts in this regard to a level of less than significant.
- f) As previously mentioned in Impact 25 d), the Project will include the construction of new stormwater treatment basins. However, no environmental effects are anticipated associated with construction of this facility, which will be designed in accordance with applicable vector control requirements. Therefore, impacts in this regard are less than significant.

Compliance with the requirements as indicated by the Coachella Valley Water District letters dated February 25, 2013 and August 3, 2013

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

26. Floodplains				
Degree of Suitability in	100-Year Floodplains.	As indicated below	w, the appropriate	Degree of
Suitability has been checked				
NA - Not Applicable 🗌	U - Generally Uns	uitable 🗌	R - R	estricted 🔀
	•			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of				
the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?		Ш		
b) Changes in absorption rates or the rate and amount of surface runoff?			\boxtimes	
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?			\boxtimes	
d) Changes in the amount of surface water in any water body?			\boxtimes	

Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone"; Water Quality Management Plan by PSOMAS dated May 2012; Coachella Valley Water District letters dated February 25, 2013 and August 3, 2012.

Findings of Fact:

a, b) No streams or rivers are located on the Project site. The proposed Project would alter 25 acres of 43 gross acre site. However, the Project site has been used for similar operations and impervious surfaces already exist on the Project site. Therefore, the proposed Project would not add a significant amount of impervious areas that would change the drainage patterns. In addition, implementation of SWPPP would ensure that potential construction erosion and siltation would not affect offsite drainages. In addition, a WQMP has been prepared for the Project to address any issue related to improved stormwater drainage system. The Project will involve construction of new stormwater runoff facilities. As outlined within the WQMP, constructed berms will be constructed to divide the site into six (6) drainage areas. Drainage Area 1 will consist of the existing facility and a new Ferrous metal processing area. This area will drain to a wet extended basin at the southwest corner of the Project site. Drainage Area 2 will consist of the new green waste receiving and processing area and a new composting area. This area will drain to the southwest to a retention basin. The water retained will be used for composting. Drainage Area 3 will be used to store and process inert recycling material. This area will drain to a wet extended detention basin. Drainage area 4, 5, 6 will not be disturbed by the on-site activities. In addition, as part of the WQMP educational material will be distributed to existing and new employees addressing all applicable nonstructural source control BMPs. The proposed berms will be inspected after each major rain event and properly maintained. The outdoor material storage and processing areas have been designed so that each area is self-enclosed and any storm water is treated before it is released. Consistency with the WQMP will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems that would result in flooding on- or off-site. As such, impacts would be less than significant.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
c) There are no dams or levees in the proximity of the the Project result in adverse conditions that could wea The site is not located in a Dam Inundation Area. Th than significant.	ken or dan	nage flood-d	control stru	ctures
d) There are no standing water bodies located of therefore, the Project would not result in a change in Therefore, impacts in this regard are less than significa	the amour			
Compliance with the requirements as indicated by the dated February 25, 2013 and August 3, 2013	Coachella	Valley Wate	er District I	etters
<u>Mitigation:</u> No mitigation measures are necessary.				
Monitoring:				
N/A.				
LAND USE/PLANNING Would the Project				
27. Land Use			<u> </u>	
a) Result in a substantial alteration of the present of	ог 🗀	Ш	\boxtimes	L
planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?			\boxtimes	
<u>Source:</u> Riverside County General Plan Land Use Plan; River "General Land Use Plan Map"; Riverside County Land				e LU-
Findings of Fact: a) The Project proposes to expand an existing outdo acres. The site is located within a Manufacturing Pacycling facilities are currently allowed within the	- Service	Commerci	al Zone (M-SC
Recycling facilities are currently allowed within the Conditional Use Permit (CUP). Therefore, the Project approval for a CUP to expand the existing facility useful of require any change to the General Plan la	would requises at the ind use depote the could not respond to the could not require the could not respond to the could not	ire the cour e site. The signation or sult in a sub	nty's discre proposed zoning as estantial al	etionar Projec ssigne teratio
by the County of Riverside. Therefore, the Project wo of the present or planned land use of the Project area	and impac	ເຣ ແາ ແແຣ ເອເ	garu are ie	ss tna
	and impac	ເຣ ແາ ແແຣ ເອເຼ	jaru are ie	ss tna
of the present or planned land use of the Project area	of the City	of Cathed	ral City. T	he Ci

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	Si	otentially ignificant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
located within Riverside County community known regard are less than significant.	as	Thousa	nd Palms.	Impacts	in this	
Mitigation: No mitigation measures are necessary.						
Monitoring: N/A.			1917			
28. Planning a) Be consistent with the site's existing or proposed zoning?						
b) Be compatible with existing surrounding				\boxtimes		
zoning? c) Be compatible with existing and planned sur-		******		\boxtimes		
rounding land uses? d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?		A CONTRACTOR AND A CONT		X		
 e) Disrupt or divide the physical arrangement of an established community (including a low-income or 						
e) Disrupt or divide the physical arrangement of						

e) The Project site is located on an isolated parcel of land surrounded by vacant desert land on the north, east, and south. Rio Del Sol Road is located along the western boundary, and additional vacant desert land extends further to the west. The nearest residential homes are

conditionally compatible with planned land use in the area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
located approximately one mile to the southeast. Thei divide the physical arrangement of an established con less than significant. <u>Mitigation</u> : No mitigation measures are necessary.	refore, the nmunity ar	Project wo	uld not dis n this rega	rupt o ard are
Monitoring: N/A.				
MINERAL RESOURCES Would the Project				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?)			
b) Result in the loss of availability of a locally-importan mineral resource recovery site delineated on a local genera plan, specific plan or other land use plan?	ıl			
c) Be an incompatible land use located adjacent to state classified or designated area or existing surface mine?	e <u> </u>			
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	n 🗆			×
Source: Riverside County General Plan Multipurpose Ope General Plan Figure OS-5 "Mineral Resources Area." Findings of Fact: a, b, c, d) The Project site is not designated as a montain any potentially significant mineral resources. I adjacent to an existing or abandoned mine or quarry. mineral resources. Mitigation:	nineral res n addition,	ource zone the Project	or is expe	ected locate
Monitoring: N/A.				
NOISE Would the Project result in			± 10 ft	

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Definitions for Noise Acceptabil Where indicated below, the appro NA - Not Applicable C - Generally Unacceptable		9		cked. tionall y Acc	eptable
a) For a Project located withi or, where such a plan has not I miles of a public airport or pub Project expose people residing area to excessive noise levels? NA □ A ⋈ B □ C	n an airport land use plan been adopted, within two lic use airport would the				
b) For a Project within the vi would the Project expose people Project area to excessive noise le NA ⊠ A ☐ B ☐ C	residing or working in the				\boxtimes
Riverside Airport Land Use Co Plan.			ifluence Are rt Comprehe		
Riverside Airport Land Use Co Plan. Findings of Fact: a) and b) The nearest airpapproximately five miles southed the description of the considered as a source that co	mmission Corona Munic port is Palm Springs west of the Project site. Appendix D of noise ntributes to the ambient	cipal Airpo Regional The Projument for	rt Compreho Airport, w ect site falls contour m	ensive Lar which is I s well outs nap), and	nd Use ocated ide the is not
Riverside Airport Land Use Co Plan. Findings of Fact: a) and b) The nearest airpapproximately five miles southed the contour (see considered as a source that co are no private airstrips near the Mitigation:	mmission Corona Munic port is Palm Springs west of the Project site. Appendix D of noise ntributes to the ambient Project site.	cipal Airpo Regional The Projument for	rt Compreho Airport, w ect site falls contour m	ensive Lar which is I s well outs nap), and	nd Use ocated ide the is not
Riverside Airport Land Use Co Plan. Findings of Fact: a) and b) The nearest airpapproximately five miles southed the following special services are no private airstrips near the Mitigation: No mitigation measures are neconsidering:	mmission Corona Munic port is Palm Springs west of the Project site. Appendix D of noise ntributes to the ambient Project site.	cipal Airpo Regional The Projument for	rt Compreho Airport, w ect site falls contour m	ensive Lar which is I s well outs nap), and	nd Use ocated ide the is not
Riverside Airport Land Use Co	mmission Corona Munic port is Palm Springs west of the Project site. Appendix D of noise ntributes to the ambient Project site.	cipal Airpo Regional The Projument for	rt Compreho Airport, w ect site falls contour m	ensive Lar which is I s well outs nap), and	ocated ide the is not
Riverside Airport Land Use Co Plan. Findings of Fact: a) and b) The nearest airpapproximately five miles southed the first of the second of	mmission Corona Municolor of the Project site. Appendix D of noise ntributes to the ambient Project site. Cessary. Circulation Element; Fee Earth 2012; Noise In	Regional The Project for noise level	Airport, wect site falls contour mels on the P	ensive Lar	ocated ide the is not There

.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact			
Findings of Fact: a) The closest railroad to the Project site would be located to the south of the I-10 freeway, approximately 1.25 miles south of the Project site. Railroad noise would not be audible at the Project site from this distance. No impacts are anticipated. Mitigation: No mitigation measures are necessary.							
Monitoring: N/A.							
32. Highway Noise NA			\boxtimes				

Source:

Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-1 "Circulation Plan"; Noise Impact Analysis (MBA 2012); Noise Impact Analysis prepared by Michael Brandman Associates dated October 2012 (Appendix D).

Findings of Fact:

a) Future noise impacts related to vehicular traffic were modeled using a version of the Federal Highway Administration (FHWA) Traffic Noise Prediction Model (FHWA-RD-77-108), as modified for CNEL and the "Calveno" energy curves. Site-specific information is entered, such as roadway traffic volumes, roadway active width, source-to-receiver distances, travel speed, noise source and receiver heights, and the percentages of automobiles, medium trucks, and heavy trucks that the traffic is made up of throughout the day, amongst other variables.

Projects within Riverside County are required to comply with County standards for roadway traffic noise analysis and mitigation. These standards are based upon the design capacity for a given type of roadway. The Riverside County General Plan Circulation Element² provides average daily traffic (ADT) roadway volumes at Levels of Service (LOS) C, D, and E for the various roadway types located within Riverside County; a copy of this document is provided in Appendix D. According to the County of Riverside's acoustical modeling parameters, the mandatory vehicular volume to be used is LOS C. Mandatory travel speeds for modeling purposes are 40 miles per hour. Table 10 summarizes some of the assumptions used in this portion of the analysis.

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² Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways

Potentially Significant Impact Less than
Significant
with
Mitigation
Incorporated

Less Than Significant Impact

No Impact

Table 10: Primary Roadway Modeling Parameters

Roadway	Roadway Classification	Right-Of-Way (feet)	LOS 'C' ADT
Rio Del Sol Road	Secondary	100	20,700
30 th Avenue	Secondary	100	20,700
Sierra Del Sol	Secondary	100	20,700
Vista Chino	Secondary	100	20,700

Table 11 presents the traffic flow distributions (vehicle mix) used in this analysis. These distributions were obtained from Caltrans and from field observations of similar roads. The vehicle mix provides the hourly distribution percentages of automobiles, medium trucks, and heavy trucks for input into the FHWA Models.

Table 11: Roadway Vehicle Mix

			Percent of Ho	urly Distribution	
Roadway Classification	Vehicle Type	Day (7 a.m. to 7 p.m.)	Evening (7 p.m. to 10 p.m.)	Night (10 p.m. to 7 a.m.)	Overall
[12](628462: 462497853 12410) + 9211461 92600	Automobiles	73.6	13.6	10.22	97.4
Secondary	Medium Trucks	0.9	0.04	0.9	1.84
	Heavy Trucks	0.35	0.04	0.35	0.74

Source: Day/Evening/Night vehicle mix percentages obtained from the Riverside County Department of Public Health document titled "Requirements for Determining and Mitigating Traffic Noise Impacts to Residential Structures" dated November 23, 2009.

In order to determine the height above the road grade from where the noise is being emitted, each type of vehicle has been analyzed independently with autos at road grade, medium trucks at 2.3 feet above road grade, and heavy trucks at 8 feet above road grade. These elevations were determined through a noise-weighted average of the elevation of the exhaust pipe, tires, and mechanical parts in the engine, which are the primary noise emitters from a vehicle. The results are shown in Table 12 below.

Table 12: Exterior Noise Levels

Roadway	Location of Observe	Distance from er Source (fe	is Relativativativativati protesti kali kara kara da kara kara kara kara kara k	_evel
Rio Del Sol Road	10 feet inside perimeter fence	80	69.3	
30 th Avenue	10 feet inside perimeter fence	1,541	56.4	
Sierra Del Sol	10 feet inside	3,934	52.3	

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	VALUE OF THE PROPERTY OF THE P	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impaci
Roadway	Location of Observer	Distance from Nois Source (feet)		ed Noise Leve A CNEL)	el
	perimeter fence				
Vista Chino	10 feet inside perimeter fence	2,619	54.1		
Source: MBA 2012	- Control of the Cont				
Monitoring: N/A. 33. Other Noise	_	por .			
NA ⊠ A □ B □ Source:	C D				
NA A B B Source: Onsite Survey. Findings of Fact: a) No other noise impaining of the survey. Mitigation: No mitigation measures Monitoring:	cts from any other noise		identified.		
NA ⊠ A □ B □ Source: Onsite Survey. Findings of Fact: a) No other noise impa Mitigation: No mitigation measures Monitoring: N/A. 34. Noise Effects on o a) A substantial per levels in the Project vici	cts from any other noise s are necessary.	source have been	identified.		
NA ⊠ A □ B □ Source: Onsite Survey. Findings of Fact: a) No other noise impa Mitigation: No mitigation measures Monitoring: N/A. 34. Noise Effects on of a) A substantial per levels in the Project vicitie Project? b) A substantial te	cts from any other noise s are necessary. or by the Project manent increase in ambie inity above levels existing mporary or periodic increase the Project vicinity above	source have been	identified.		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or noise ordinance, or applicable standards of other				
agencies?				

Source:

Riverside County General Plan Noise Element; Riverside County General Plan Table N-1 "Land Use Compatibility for Community Noise Exposure;" Noise Impact Analysis (MBA 2012); Noise Impact Analysis prepared by Michael Brandman Associates dated October 2012 (Appendix D)

Findings of Fact:

a) The primary source of Project-related noise impacts would be generated by Project-related traffic. EA 38947 evaluated the impacts of up to 717 Vehicles per day. Thus, the present permitted traffic level is sufficient for existing conditions as well as projected future Business Growth. Therefore, no impacts to traffic conditions are anticipated and no request for an adjustment to traffic volume is needed. As no changes were proposed to Project traffic, the 2003 Project-specific Urban Crossroads Traffic Study (Urban 2003) was used to establish whether the Project would create a significant increase in noise levels from existing plus ambient growth conditions due to Project-related traffic. An increase of 3 dBA is considered barely perceivable to most healthy ears. Typically an increase of 5 dBA or greater is considered one of significance, as it is considered readily perceptible.

The Traffic Study performed for the Project determined which roadways are likely to be used by vehicles accessing the Project. Average daily traffic (ADT) volumes for those roadways under various scenarios were calculated and off-site noise levels were calculated along road segments in the Project vicinity for the following scenarios: existing conditions; existing plus ambient plus Project; and existing plus ambient plus Project plus cumulative conditions. A maximum noise increase of 6.8 dBA due to Project-related traffic would occur only at the driveway leading into the Project site, the rest of the roads within the Project vicinity would have Project-related increases from 0 to 3.9 dBA (see Appendix D of the Noise Impact Analysis Report for calculation table). As the increase in traffic at the Project site is within the levels allow by the currently permitted traffic volumes, impacts from traffic noise are considered to be less than significant. The increase in traffic noise remains mostly on site and would not cause an exceedance of the 70 dBA exterior noise standard at this commercial/industrial location. Impacts are considered to be less than significant.

b) The closest existing sensitive receptors to the Project site include the residential uses located approximately 2,945 feet southeast of the Project site.

Short-term noise impacts could occur during construction activities from either the noise impacts created from the transport of workers and movement of construction materials to and from the Project site, or from the noise generated onsite during grading and building

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activities. The only new building proposed is a 15,000 sq. ft. Future Warehouse to be located on the western portion of the site.

Construction noise levels will vary significantly based upon the size and topographical features of the active construction zone, duration of the workday, and types of equipment employed. A typical construction day with an 8-hour duration will generate an average maximum noise levels of 84 dBA CNEL at a distance of 50 feet from the noise source. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Although there would be a relatively high single event noise exposure potential, resulting in potential short-term intermittent annoyances, the effect in long-term ambient noise levels would be small when averaged over longer time. As shown by the ambient noise level measurements in Table 13, the maximum noise level in that location is already up to 85.7 dBA. At a distance of 2,945 feet, the maximum construction noise level at the closest existing sensitive receptor will be 48.6 dBA, less than the 65 dBA residential standard.

Table 13: Existing Noise Level Measurements

Site Location	Description	L _{eq}	L _{MAX}	L _{MIN}
Site 1	Offsite. Southeast corner of the intersection of Rio Del Sol Road and the existing driveway. Approximately 15 feet east of Rio Del Sol Road.	66.8	85.7	38.7
Site 2	Onsite. Directly upon the easternmost portion of the proposed emergency access road.	49.2	61.4	41.8
Site 3	Offsite. Southeast corner of the intersection of Del Norte Way and Robert Way. Approximately 10 feet from the northern boundary of the nearest residential use and roughly 2,670 feet from the southeast corner of the proposed Project site.	49.0	64.6	38.9
Site 4	Offsite. Westernmost portion of 30th Street. Approximately 100 feet from the western boundary of the nearest residential use and roughly 2,745 feet from the southeast corner of the proposed Project site.	39.2	50.8	35.9

Noise impacts are considered significant if they cause a violation of any adopted standards. There are no performance standards in the County Code that apply specifically to construction; however, construction noise impacts are minimized by time restrictions placed on grading permits. Time constraints on construction involving heavy equipment use are established by the County of Riverside. Compliance with these limits will reduce temporary noise impacts during Project construction. Riverside County Ordinance No. 457, Section 1G states the following:

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Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

The closest residence is over 0.25 mile away. At this distance, short-term construction activities are anticipated to generate maximum noise levels of approximately 48.6 dBA at residential boundaries. As shown in Table 13, Existing Noise Level Measurements, the maximum noise levels currently experienced adjacent to residential uses are 64.6 dBA at the intersection of Del Norte Way and Robert Way, and 50.8 dBA at the westernmost portion of 30th Street. These existing noise levels are higher than those generated by construction activities; therefore, impacts from construction noise will be negligible. The Project is expected to comply with the County requirements. Furthermore, the Project is expected to comply with the General Plan policy N 12.4 that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer, impacts from construction noise are considered less than significant.

C)

Table 14: Applicable Noise Standards

Noise Origin	Noise-Receiving Land Use	Noise Receiver Location	Time of Day	Noise Standard¹
Off-site- generated noise projected onto the Project	Industrial/Open Space/Agricultural	Project exterior habitable areas	xterior C abitable reas	70 dBA CNEL/Ldn
,		Project interior habitable rooms	Any	50 dBA CNEL/Ldn
	Office/Commercial Buildings	Project exterior habitable areas	Any	70 dBA CNEL/Ldn
		Project interior habitable rooms	Any	50 dBA CNEL/Ldn

	Less trian Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
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Noise Origin	Noise-Receiving Land Use	Noise Receiver Location	Time of Day	Noise Standard ¹
On-site- generated noise projected off site	Residential	Exterior habitable areas	10:00 p.m. to 7:00 a.m.	45 dBA CNEL/Ldn
	-		7:00 a.m. to 10:00 p.m.	65 dBA CNEL/Ldn
		Interior habitable rooms	Any	45 dBA CNEL/Ldn
	Commercial/Industrial	Any portion of any occupied property	Any	70 dBA CNEL/Ldn

As shown by the response to 34 b) above, construction noise levels will not exceed any noise standards.

Onsite Noise

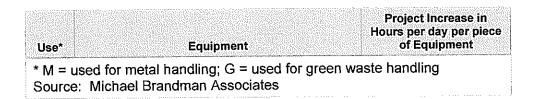
Table 15 below displays the increase in onsite operational equipment as a result of the Project increment. The Project does not propose to use any additional equipment than what is already currently used onsite. The Project may just increase the hours of use.

Table 15: Operational Equipment

Use*	Equipment	Project Increase in Hours per day per piece of Equipment
M	Material handler – Caterpillar 350	6.0
М	Forklift – Caterpillar 2P5000D	6.0
M	Skid steer – Bobcat S185	6.0
G	Rubber tired loaders	5.0
G	Excavator – Caterpillar 235	5.0
G	Horizontal grinder – Morbark 6600	0.0
G	Tub grinder – Morbark 1300B	0.0
G	Trommel screens – Wildcat 626	2.4
G	Water Trucks	3.0

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Noise levels were calculated using the FHWA Roadway Construction Noise Model (RCNM) modeling program and the RCNM output is available in Appendix D. Usage rates were adjusted to reflect the new hours of activity and are reflected in the L_{eq} noise level columns. Table 16: Noise Levels of Operational Equipment below shows the noise levels associated with potential onsite equipment use without any attenuation.

Table 16: Noise Levels of Operational Equipment

Equipment noise level at 50 feet (L _{max} dBA)	Distance to existing receptor (feet)	L _{max} at existing receptor	L _{eq} at existing receptor	Distance to future receptor (feet)	L _{max} at future receptor	L _{eq} at future receptor	Meets Noise Standards ?
80.7	2,945	45.3	45.2	2,837	45.6	45.5	yes
79.1	2,945	43.7	43.1	2,837	44.0	43.5	yes
99.5	2,945	64.1	56.9	2,837	64.4	57.2	yes
32	2,945	0.0	0.0	2,837	0.0	0.0	yes
81	2,945	45.6	45.5	2,837	43.6	45.8	yes
78.7	2,945	43.3	41.4	2,837	55.9	41.8	yes
76.5	2,945	41.0	37.1	2,837	41.4	37.4	Yes
	## 100 see level at 50 feet (Lmx dBA) ## 80.7 ## 79.1 ## 99.5 ## 32 ## 81 ## 78.7	noise level at 50 feet (L _{max} dBA) existing receptor (feet) 80.7 2,945 79.1 2,945 99.5 2,945 32 2,945 81 2,945 78.7 2,945	noise level at 50 feet (L _{max} dBA) existing receptor (feet) L _{max} at existing receptor 80.7 2,945 45.3 79.1 2,945 43.7 99.5 2,945 64.1 32 2,945 0.0 81 2,945 45.6 78.7 2,945 43.3	noise level at 50 feet (L _{max} dBA) existing receptor (feet) L _{max} at existing receptor L _{sq} at existing receptor 80.7 2,945 45.3 45.2 79.1 2,945 43.7 43.1 99.5 2,945 64.1 56.9 32 2,945 0.0 0.0 81 2,945 45.6 45.5 78.7 2,945 43.3 41.4	noise level at 50 feet (L _{max} dBA) existing receptor (feet) L _{max} at existing receptor receptor L _{oq} at existing receptor receptor to future receptor receptor receptor 80.7 2,945 45.3 45.2 2,837 79.1 2,945 43.7 43.1 2,837 99.5 2,945 64.1 56.9 2,837 32 2,945 0.0 0.0 2,837 81 2,945 45.6 45.5 2,837 78.7 2,945 43.3 41.4 2,837	noise level at 50 feet (L _{max} dBA) existing receptor (feet) L _{max} at existing receptor (feet) L _{max} at future receptor	noise level at 50 feet (L _{max} dBA) existing receptor (feet) L _{max} at future receptor (feet) L _{max} at future receptor (feet) L _{max} at future receptor receptor L _{max} at future receptor receptor L _{max} at future receptor L _{ma}

As shown by the results in the table above, the operational activities will not exceed any noise standards (COA 10-PLANNING-13-Exterior Noise Levels and COA 10.PLANNING.14-Noise Monitoring Reports). Impacts are considered less than significant.

d) Construction activities can produce vibration that may be felt by adjacent uses. The construction of the proposed Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary sources of vibration during construction would be from a large bulldozer. A large bulldozer would produce the largest amount of equipment-related vibration on the Project site: 0.089 inch per second PPV at 25 feet with an approximate vibration level of 87.

	***************************************			*****
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The closest existing sensitive receptors to the Project 2,945 feet from the site boundary. At this distance, vib be discernible and would not exceed the 0.05 inch per site. Operational vibration levels during operation would construction. As there are no sensitive receptors closs vibration will also be negligible. Neither the construction Project would cause an exposure of persons to or givibration or ground-borne noise levels. No impacts are a Mitigation: Mitigation: No mitigation measures are necessary.	pration from second significations be similar se to the on nor the eneration	m equipmen inificance threar to those site, sources operation of excessiven.	t use wou eshold. emitted s of opera of the pro	uld not during ational posed
Monitoring: N/A.			***************************************	
POPULATION AND HOUSING Would the Project 35. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				\boxtimes
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				\boxtimes
d) Affect a County Redevelopment Project Area?				\boxtimes
e) Cumulatively exceed official regional or local population Projections?				\boxtimes
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				\boxtimes
<u>Source</u> : U.S. Census Bureau; U.S. Bureau of Labor; River Element.	side Cou	nty General	Plan Ho	ousing
Findings of Fact: a, b, c, d, e, f) The Project is not located within a Redev housing impacts are anticipated as a result of the propo induce substantial population growth or cumulatively e	sed devel	opment. The	Project v	vill not

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	Potentially Significant Impact	Less than Significant Less with Than Mitigation Significant No Incorporated Impact Impact
0 0, 1	d by the Project and the expansion ditional employees. Therefore, imp	
Mitigation: No mitigation measures are ne	ecessary.	
Monitoring: N/A.		
the provision of new or physical altered governmental facilities,	Project result in substantial adverse pally altered government facilities or the construction of which could cacceptable service ratios, response	he need for new or physically ause significant environmenta to times or other performance
36. Fire Services		
Source: Riverside County General Pl Plan. Findings of Fact:	an Safety Element; Riverside Co	unty Fire Protection Master
a) Onsite fire response ser Department. Overall, the propresponse times, or personnel Fire Protection Master Plan's development of 2,000 dwelling	vices would be provided by the cose Project would not adversely in and facility requirements. Accord s standard for the establishment ng units or 3.5 million square feet nt would do neither. Therefore, imp	npact fire protection services, ding to the Riverside County of a new fire station is the of commercial or industrial
Mitigation:		
No mitigation measures are no	ecessary.	
No mitigation measures are no Monitoring: N/A	ecessary.	
Monitoring:	ecessary.	
Monitoring: N/A 37. Sheriff Services Source:	n EIR Public Services Section.	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Findings of Fact: a) Police protection services are provided by Overall, the Project would not include element law enforcement services, response times, or Riverside law enforcement staffing requireme Project would not increase the population. In and locked to prevent unauthorized access enforcement staffing and impacts in this regard	ts that would subst personnel/facility nt is one sworn off addition, the entin Therefore, the P	antially incre requirement icer per 1,00 e Project si roject would	ease the notes. The Co of resident te will be	eed fo unty o ts. The fence
Mitigation: No mitigation measures are necessary.				
Monitoring: N/A.				
38. Schools Source: N/A.				
Findings of Fact: a) The proposed Project would not involve decontribute to a substantial increase in the sci construction or expansion of a Palm Sprin impacts in this regard are less than significant	nool-aged child po igs Unified Schoo	pulation, ne	cessitating	, eithe
Mitigation: No mitigation measures are necessary.				
Monitoring: N/A.				
39. Libraries				
Source: Riverside County General Plan EIR Public Se	rvices Section.			
Findings of Fact: a) As an appropriate service criteria for recommends of 0.5 square feet of library spa Project is not anticipated to induce population affect county library services. Therefore, impa	ce and 2.5 volume growth in the Proje	es per capita ect area and	a. The pro will theref	opose ore no

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Mitigation</u> : No mitigation measures are necessary.				
Monitoring: N/A.				
40. Health Services			\boxtimes	
Riverside County General Plan Safety Element; Rivers "Inventory of Hospital Locations." Findings of Fact: a) The proposed Project would not involve developmed contribute to a substantial increase in the overall popul or expansion of a hospital, community-based clinic, program. Therefore, impacts in this regard are less than Mitigation: No mitigation measures are necessary. Monitoring:	nt of resid ation, nec and othe	lential dwell essitating e er health se	ings or otl ither cons	nerwise tructior
N/A.				
A1. Parks and Recreation a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			\boxtimes	
c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?			×	
Source: Riverside County General Plan Multipurpose Oper General Plan Figure OS-6 "Parks, Forest, and Recreat	n Space ion Areas	Element; ."	Riverside	Count
Findings of Fact:				
a, b, c) The proposed Project does not contain any induce population growth. Therefore, the nature of the	residential ne Project	l uses and is not expe	would not ected to cr	direct eate a

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
impact on existing recreational construction of new recreation expected to create a need for number this regard are less than signific	nal facilities. Therefore, new or improved recreati	develop	ment of the	e Project	is not
<u>Mitigation</u> : No mitigation measures are nec	essary.				
Monitoring: N/A.					
42. Recreational Trails				\boxtimes	
"Multipurpose Recreational Trail Findings of Fact: a) The proposed Project does r	not contain any residenti	al uses a	nd would no	nt directly	induos
on existing recreational trails. A create any significant impact in table Mitigation: No mitigation measures are nec	ccordingly, the developr this regard.		xpected to	create an	impact
on existing recreational trails. A create any significant impact in the Mitigation: No mitigation measures are necommonitoring:	ccordingly, the developr this regard.		xpected to	create an	impact
performance of the circulation sysall modes of transportation, includi	ccordingly, the developr this regard. cessary. fould the Project plan, ordinance or policy effectiveness for the stem, taking into accounting mass transit and non-		xpected to	create an	impact
on existing recreational trails. A create any significant impact in the Mitigation: No mitigation measures are neconomical measures. Monitoring: N/A. TRANSPORTATION/TRAFFIC W 43. Circulation a) Conflict with an applicable establishing a measure of performance of the circulation system.	ccordingly, the development of this regard. cessary. cessary. could the Project plan, ordinance or policy effectiveness for the stem, taking into accounting mass transit and non-ponents of the circulation to intersections, streets, in and bicycle paths, and congestion management ited to level of service sures, or other standards		xpected to	create an	impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				\boxtimes
d) Alter waterborne, rail or air traffic?				\boxtimes
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			\boxtimes	
f) Cause an effect upon, or a need for new or altered maintenance of roads?			\boxtimes	
g) Cause an effect upon circulation during the Project's construction?			\boxtimes	
h) Result in inadequate emergency access or access to nearby uses?			\boxtimes	
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	Ш			

Source:

Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-1 "Circulation Plan"; Riverside County Transportation Commission Congestion Management Program.

Findings of Fact:

a) The Project site is located north of Varner Road, south of Vista Chino Road (Avenue 28), and east of Rio Del Sol Road in the County of Riverside. Project access will be taken from a single access point along the Project's frontage at Rio Del Sol Road. The County has established, as a Countywide target, a Level of Service (LOS) "C" on all County maintained roads and conventional State Highways, except that a LOS "D" could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials., Expressways or conventional State Highways within one mile of a freeway interchange and at freeway ramp intersections. LOS "D" would only be allowed, subject to Board of Supervisors approval, in those instances where mitigation of LOS "C" is deemed to be impractical. Based on the proximity to the freeway system, LOS "D" is acceptable at some of the Project area intersections (Project area intersections include: Rio Del Sol Road at Project access road and Varner Road; I-10 eastbound and westbound ramps at Ramon Road; Varner Road at Ramon Road; and Monterey Avenue at Varner Road).

Construction Traffic

Details regarding the length of construction, the construction equipment list, and construction phase details were not available for incorporation into this assessment. Therefore, a worst-case scenario was developed to portray the maximum trip generation potentially developed for the Project. It is assumed that the construction of the proposed Project would take not more than 30 days and that the workforce required would be drawn from local or regional labor pools. The average construction

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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workforce would be approximately 10 workers with the peak construction workforce to be no more than 15 workers. Assuming that there would be no ride sharing, the Project would then generate approximately 30 round trips per day for worker vehicles using the peak construction period. In addition to worker vehicles, there would be a minor increase in truck traffic for delivery of construction material, facility equipment and other miscellaneous trips. Given the limited amount of trips per day estimated during the peak construction and the limited construction timing, there will not be a significant contribution to local traffic operations from Project generated construction traffic. Furthermore, construction activities would be restricted to the hours of 7:00 a.m. to 5:00 p.m. from Monday thru Saturday and 8:00 a.m. to 4:00 p.m. on Sunday, requiring the construction workers to travel on the surrounding roadways during off peak commute hours thereby further limiting the Projects impacts from construction related traffic. As a result the Projects impacts from temporary construction traffic would be less than significant.

Operation Traffic

Existing operations at the site currently contain 24 full time employees. This level of employment will not change upon expansion of operations at the site. Current Permitted Traffic Volume is 717 Vehicles per day. Given the industrial nature of the proposed Project, it is unlikely that employees or customers of the facility will utilize non-motorized modes of travel. Furthermore, the primary access to the Project site on Rio Del Sol Road has limited pedestrian and mass transit facilities. Accordingly, this analysis focuses on the new automobile generated traffic that will be added to the local roadway network due to the proposed Project.

EA 38947 evaluated the impacts of up to 717 Vehicles per day. According to the Air Quality and Greenhouse Gas Analysis conducted for the Project (MBA 2012), the proposed Project is estimated to marginally generate an addition of 96 trips per day (See Appendix A for calculation of additional daily trips). Thus, the present permitted traffic level is sufficient for existing conditions as well as projected future business growth. Therefore, no impacts to traffic conditions are anticipated and no request for an adjustment to traffic volume is needed. As the increase in traffic at the Project site is within the levels allow by the currently permitted traffic volumes, impacts from traffic are considered to be less than significant.

However, for CEQA purposes, it is assumed that there would be an increase in trips of approximately 96 trips per day compared with the existing baseline from the Project. This is pursuant to the following CEQA guideline:

An EIR must include a description of the physical environmental conditions in the vicinity of the Project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. (14 Cal. Code Regs., § 15125(a))

This guideline is further strengthened by the court case, Communities for a Better Environment v. South Coast Air Quality Management District, S 161190, March 15, 2010, in

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	Less than Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

which the Court rejected permit limits as CEQA baseline. As a result, the Project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness and will have a less than significant impact on the performance of the circulation system. Impacts in this regard are less than significant.

- b) A review of the County of Riverside Congestion Management Program (CMP) suggests that the proposed Project would comply with the standards found within the CMP, as well as the County of Riverside General Plan's Circulation Element. As previously discussed, local and regional traffic is not anticipated to substantially increase as a result of the proposed Project, with implementation not adversely affecting net vehicle trips, the volume to capacity ratio on roadways, congestion at intersections, or LOS in Project area. The project has been conditioned for a minimum 50 foot half width right-of-way street dedication along Rio Del Sol Road (COA's 80.TRANS.4 and 90.TRANS.4) Impacts in this regard are less than significant.
- c, d) The Project site is not located within an airport master plan nor is it located within two miles of an airport. Accordingly, implementation of the proposed Project will not have any impact in this regard. Therefore, impacts in this regard are less than significant.
- e, f, g) The proposed Project does not include the design or re-design of any transportation network or the alteration of offsite traffic patterns. The onsite traffic patterns would improve with the proposed improvements at the emergency access driveway within the Project site. The improvements of the driveway will be reviewed and approved by the County's public works department to ensure the design will not result in any substantial safety risks or sharp curves. Therefore, impacts in this regard are less than significant.
- h) No facilities are proposed as part of the Project that would change emergency access to the Project site or that would affect access to nearby uses. Because no changes in emergency access or access to nearby uses would occur as a result of the Project, there would be no impact associated with emergency vehicle access. The site has direct access to Rio Del Sol Road. As part of the Project, improvements will be made to emergency access to Rio Del Sol Road to remain open in the day preventing bottlenecking, queuing, and onsite emergency hazards from developing. With the proposed emergency access improvements, impacts in this regard are less than significant.
- i) The Project site is located in a rural area where alternative transportation is not commonly used. No new facilities are proposed that would increase hazards or create barriers for pedestrians or bicyclists. Because the Project would not affect pedestrian or bicycle facilities, or the potential hazards of using such facilities, there would be no impacts associated with pedestrian and bicycle hazards.

Mitigation:

No mitigation measures are necessary.

Monitoring:

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
N/A.				
44. Bike Trails			×	
Source: Riverside County General Plan Multipurpose Oper General Plan Circulation Element; Riverside County Forest, and Recreation Areas," Figure C-7 "Bike "Multipurpose Recreational Trail Details."	y General	Plan Figu	re OS-6 '	'Parks,
Findings of Fact: a) A bike path is designated along Rio Del Sol Road not contain residential uses and would not directly induarea. Therefore, implementation of the proposed Projeton local or regional bike trail.	ice popula	tion growth	within the	Project
Mitigation: No mitigation measures are necessary.				
Monitoring: N/A.		,		
UTILITY AND SERVICE SYSTEMS Would the Project				
45. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmenta effects?)			
b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?			\boxtimes	
Source: N/A.				
Findings of Fact: a, b) The existing facility contains a well and 0.5 mil which currently serves the Project water needs. The 15,000 gallons/day for domestic and industrial uses of	Project on site. V	currently use	es approx arily used	imately at the

County of Riverside Page 84 of 90 EA No. EA42522

require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Impacts in this regard are less than significant. Mitigation: No mitigation measures are necessary. Monitoring: N/A. 46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project projected demand in addition to the provider's existing commitments? Source: N/A. Findings of Fact: a, b) The proposed Project would be served by an existing onsite septic system and would not connect to any wastewater treatment facility. The proposed Project would not result in expansion of the existing septic system. If any new builidings with plumbing are to be constructed, waste water treatment systems would be built onsite as approved by the Department of Environmental Health. Therefore, the Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects not lack the adequate capacity to serve the Project's demand. Therefore, impacts in this regardare less than significant.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: N/A. 46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? Source: N/A. Findings of Fact: a, b) The proposed Project would be served by an existing onsite septic system and would not connect to any wastewater treatment facility. The proposed Project would not result in expansion of the existing septic system. If any new buillidings with plumbing are to be constructed, waste water treatment systems would be built onsite as approved by the Department of Environmental Health. Therefore, the Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion or existing facilities, the construction of which would cause significant environmental effects not lack the adequate capacity to serve the Project's demand. Therefore, impacts in this regard are less than significant.	facilities, the construction of which would cause signi	tment facil ficant envi	lities or expa ronmental e	ansion of e ffects. Imp	existing pacts in
A6. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? Source: N/A. Findings of Fact: a, b) The proposed Project would be served by an existing onsite septic system and would not connect to any wastewater treatment facility. The proposed Project would not result in expansion of the existing septic system. If any new buildings with plumbing are to be constructed, waste water treatment systems would be built onsite as approved by the Department of Environmental Health. Therefore, the Project would not reculir or result in the construction of new wastewater treatment facilities, including septic systems, or expansion or existing facilities, the construction of which would cause significant environmental effects not lack the adequate capacity to serve the Project's demand. Therefore, impacts in this regard are less than significant.					
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b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? Source: N/A. Findings of Fact: a, b) The proposed Project would be served by an existing onsite septic system and would not connect to any wastewater treatment facility. The proposed Project would not result in expansion of the existing septic system. If any new buildings with plumbing are to be constructed, waste water treatment systems would be built onsite as approved by the Department of Environmental Health. Therefore, the Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion or existing facilities, the construction of which would cause significant environmental effects not lack the adequate capacity to serve the Project's demand. Therefore, impacts in this regardare less than significant.	 a) Require or result in the construction of ne wastewater treatment facilities, including septic systems, expansion of existing facilities, the construction of which 	DΓ		\boxtimes	
Findings of Fact: a, b) The proposed Project would be served by an existing onsite septic system and would not connect to any wastewater treatment facility. The proposed Project would not result in expansion of the existing septic system. If any new buildings with plumbing are to be constructed, waste water treatment systems would be built onsite as approved by the Department of Environmental Health. Therefore, the Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion or existing facilities, the construction of which would cause significant environmental effects not lack the adequate capacity to serve the Project's demand. Therefore, impacts in this regard are less than significant.	b) Result in a determination by the wastewate treatment provider that serves or may service the Proje that it has adequate capacity to serve the Project projected demand in addition to the provider's existing	ct □ 's			
Mitigation: No mitigation measures are necessary. Monitoring: N/A.	Findings of Fact: a, b) The proposed Project would be served by an not connect to any wastewater treatment facility. The expansion of the existing septic system. If any reconstructed, waste water treatment systems would Department of Environmental Health. Therefore, the construction of new wastewater treatment facilities, in existing facilities, the construction of which would callack the adequate capacity to serve the Project's deare less than significant. Mitigation: No mitigation measures are necessary. Monitoring:	ne propose lew builidi d be built Project wo ncluding se use signifie	ed Project wings with plust onsite as build not requestion system cant environ	rould not in the control of the cont	e to be by the ult in the nsion of ects nor

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			\boxtimes	
b) Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage- ment Plan)?			×	

Source:

California Natural Resources Agency (calrecycle.ca.gov).

Riverside County Integrated Waste Management Plan, Non Disposal Facility Element, December 2009, Page 12.

Findings of Fact:

- a) Burrtec Waste and Recycling Services (Burrtec) is the current provider of residential and commercial solid waste collection services within the Project area. Trash from the Project site would be delivered to the Edom Hill Transfer Station. This station contains Solid Waste Facilities for transfer and processing as well as facilities for green waste. Edom Hill Transfer Station has a maximum permitted capacity of 3,500 cubic yards a day for transfer and processing and a maximum permitted throughput of 500 tons a day for composting. The facility accepts the following types of waste: agricultural, construction/ demolition debris, dead animals, food wastes, green materials, metals, mixed municipal, tires and wood waste (CalRecycle 2011). The proposed Project is anticipated to generate solid waste similar to other industrial uses and would not significantly impact the existing landfill capacity. The proposed Project would result in some construction and demolition waste. All the construction and demolition waste will be separated, recycled to the extent feasible, and eventually disposed at the county landfill. Therefore, impacts in this regard are less than significant.
- b) The facility is identified on Page 12 of the Non Disposal Facility Element (NDFE) (December 2009). The NDFE is a required element of the Countywide Integrated Waste Management Plan. Thus, the facility is identified in and consistent with the Countywide Integrated Waste Management Plan.

Additionally, the Project must maintain a full Solid Waste Facility Permit (COA 10.E HEALTH.2 – Local Enforcement Agency Permit).

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Utilities Would the Project impact the following facilities rec facilities or the expansion of existing facilities; the environmental effects? a) Electricity? b) Natural gas?	quiring or result construction of	ing in the could	onstruction I cause sig	of new
c) Communications systems?			X	- H
d) Storm water drainage?		<u> </u>		ㅡ片
e) Street lighting?				<u> </u>
f) Maintenance of public facilities, including roads?			\square	$- \vdash$
g) Other governmental services?				<u> </u>
for new or expanded infrastructure. In addition, p government services/public services were presection (Impacts 36 through 40). The proposed government/public facilities. Therefore, impacts to of the Project are less than significant. Mitigation: No mitigation measures are necessary. Monitoring: N/A.	viously discuss Project would r	sed in the not require r	Public Senew or exp	ervices andec
49. Energy Conservation a) Would the Project conflict with any adopted e conservation plans?	nergy \Box			
Source: N/A. Findings of Fact: a) Limited amounts of electricity would be require Where feasible, energy conserving features such incorporated into the design of the proposed Projection.	as energy cor	serving ligh	t bulbs wo	uld be
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
with any adopted energy conservation plan. Therefore significant.	e, impacts	in this rega	ard are les	s than
Mitigation: No mitigation measures are necessary.				
Monitoring: N/A.				
OTHER				
50. Other:				
N/A. Findings of Fact: No additional impacts are anticipated as a result of the Mitigation: No mitigation measures are necessary. Monitoring: N/A.	Project.			
MANDATORY FINDINGS OF SIGNIFICANCE 51. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or	, LJ			
eliminate important examples of the major periods of California history or prehistory? Source: Review of this IS/MND.		74/7863		<u> </u>
Findings of Fact: With incorporation of the recommended mitigation means Project would not substantially degrade the quality of the habitat of fish or wildlife species, cause a fish or wildlife species, cause a fish or wildlife species.	the enviro vildlife pop	nment, subsulations to	stantially redrop below	educe v self-

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County of Riverside

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
restrict the range of a rare or endangered plant or animal the major periods of California history or prehistory.	mal, or elin	ninate impor	tant exam	ples of
52. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumula tively considerable" means that the incrementa effects of a Project are considerable when viewed in connection with the effects of past Projects, other current Projects and probable future Projects)?	_			
Source: Review of this IS/MND.				
this Initial Environmental Assessment, and no other is considerable. All Project impacts, whether individus significant with incorporation of the recommended mitigates. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directions.	al or cum gation mea	ulative, wou	nea cumu uld be les	ss than
or indirectly? Source:			OF	
Review of this IS/MND.				
Findings of Fact: The proposed Project would not result in environmen adverse effects on human beings, either directly recommended mitigation measures would reduce any and indirect, on human beings to less than significant.	or indire potentially	ectly. Inco	rporation	of the
V. EARLIER ANALYSES				
Earlier analyses may be used where, pursuant to the Report (EIR), or other CEQA process, an effect has EIR or negative declaration as per California Code of In this case, a brief discussion should identify the follo	been adeo Regulation	juately analy	yzed in ar	ı earlier
Earlier Analyses Used, if any: CUP03252, CUP03252	ID4 CLIDO			

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	Less than		
	Significant	Less	
Potentially	with	Than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

Location Where Earlier Analyses, if used, are available for review: County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

VI. AUTHORITIES CITED

Refer to "Source" subsection of each individual environmental issues topic area for sources cited.

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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Riverside County LMS CONDITIONS OF APPROVAL

Page: 1

Parcel: 648-150-029

CONDITIONAL USE PERMIT Case #: CUP03252R4

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a phased expansion of an existing outdoor recycling facility from approximately 25 acres to 43 acres with approximately 380,000 combined annual tons of incoming volume which includes a recycling facility for green and wood waste materials, a recycling facility for composting operations, a recycling facility for asphalt and concrete (inert materials), and a recycling facility for metals and white goods including processing of end of life vehicles (EOL), along with existing accessory office and shop buildings, and the addition of a 73,000 equipment storage and future metal processing area, a future 15,000 square foot warehouse, and a future 29,000 square foot employee parking area, located within Assessor's Parcel Number 648-150-029.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3252, Revised Permit No. 4 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3252, Revised Permit No. 4, Exhibit A (Sheets 1-6), Amended No. 1, dated February 14, 2013, and Exhibit B & C (Elevation & Floor Plan) dated July 23, 2012.

10. EVERY. 4 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response

Riverside County LMS CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

10. GENERAL CONDITIONS

10. EVERY. 4 USE - HOLD HARMLESS (cont.)

RECOMMND

to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

A Grading Permit is required for the proposed pad and the Water Quality Management Plan (WQMP) Basins and Drainage swales.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All new grading or as requested by the Building and Safety Department shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10/28/**1**3

CONDITIONAL USE PERMIT Case #: CUP03252R4 Parcel: 648-150-029

10. GENERAL CONDITIONS

10.BS GRADE, 6

USE - NPDES INSPECTIONS

RECOMMND

Page: 3

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is

Page: 4

Parcel: 648-150-029

CONDITIONAL USE PERMIT Case #: CUP03252R4

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE

RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE - DRAINAGE & TERRACING

RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS

RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY

RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

Riverside County LMS CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY (cont.)

RECOMMND

Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK

RECOMMND

The applicant shall submit building plans to the building department for review, approval, and building permit(s) issuance prior to the construction and/or placement of any building, structure or equipment on the property.

All building plans and supporting documents shall comply with all current adopted California Building Codes, and Riverside County Ordinances.

All building department plan submittal and fee requirements shall apply.

10.BS PLNCK, 2 USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the

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10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

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occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP3252R4-HAZMAT BEP & PERMITS

RECOMMND

The facility requires an updated business plan to reflect any changes in chemical inventory, site map, or any other change to the existing hazardous material business emergency plan. In addition, the facility shall be required to update all applicable HazMat permits.

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10. GENERAL CONDITIONS

10.E HEALTH, 2

CUP3252R4 - LEA PERMIT

RECOMMND

This facility must maintain a full solid waste facilty permit which includes multiple activies at the facility. It should be noted that the full solid waste facility permit cannot accept more than a combine total limit of 3,000 tons per day of green waste and inert waste. If this facility exceeds this prescribed limit, their full solid waste facility permit must be revised.

10.E HEALTH. 3 SOILS PERCOLATION RATE-OWTS

RECOMMND

This Department has reviewed the soils data for this parcel and will permit on-site wastewater systems as follows: For each 100 gallons of septic tank capacity, seepage pits with 1.4 veritcal feet of sidewall below the inlet untilizing a 6 foot diameter pit (Rate: 4 gallons/sq.ft/day). Seepage pits shall not be located within 150 feet of any wells.

10,E HEALTH. 4 INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance to sensitive receivers. However, the facility should still need to follow:

- 1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
- 2) Whenver a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

For further information, please contact Industrial Hygiene at (951 (955-8982.

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10. GENERAL CONDITIONS

10.E HEALTH. 5 LEA - VOLUME ONSITE LIMITS

RECOMMND

This facility shall comply with the following Volume Onsite Limits as indicated on Sheet 3 of the Plot Plan:

COMMODITY

VOLUME ONSITE LIMIT

Green Waste

No More Than 17,800 Cubic Yards of Unprocessed Green Waste onsite at any given time.

Compost

No More Than 500,000 Cubic Yards at

any one time.

Inerts

No More Than 125,000 Cubic Yards at any one time.

For any questions, please contact the Local Enforcement Agency Indio Office at (760) 863-7570.

10.E HEALTH. 6

LEA - INERT STORAGE TIMES

RECOMMND

Inert debris stored for more than 6 months that has not been processed or sorted for resale or reuse shall be deemed to be unlawfully disposed and subject to enforcement action.

Inert derbis that has been processed and sorted for resale or reuse, but remains stored on site for more than 18 months, shall be deemed to have been unlawfully disposed and subject to enforement action.

FIRE DEPARTMENT

10.FIRE. 1

USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2

USE*-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be a minimum of 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. This may be

Riverside County LMS CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.FIRE. 2 USE*-#23-MIN REQ FIRE FLOW (cont.)

RECOMMND

accomplished with the use of a fire pump and tank. A regular schedule and log of testing and maintenance of the equipment must be on-site for inspection by any fire personel.

10.FIRE. 3

USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE, 4

USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5

USE-#25-GATE ENTRANCES

RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE, 6

USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7

USE- MAINTENANCE

RECOMMND

All piles of both raw and finished/processed material shall be continuously monitored for moisture content and heat build-up, to prevent sponaneous combustion, in the following manner:

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10. GENERAL CONDITIONS

10.FIRE. 7

USE- MAINTENANCE (cont.)

RECOMMND

- A. Checked twice a day, 10:00 am and 4:00 pm with a four probe. If the temperature at any time exceeds 200 degrees, the involved material shall be moved to a hot-holding area.
- B. Water shall be available in the hot-holding area.
- C. All finished material shall be shipped off-site within seven days.
- D. Intake of raw green waste shall not exceed the amount allowed by the Health Department. Records of material received and shipped shall be made available to Fire or Health personnel upon request.
- E. Grass clippings must be held separate for seven days prior to introduction to other green waste.
- F. No material may be stored or processed outside of an approved area.
- G. No packing or compressing of piles is allowed.
- H. No welding, smoking, grinding, or anythin else that emits sparks, shall be allowed in the raw or processed areas.
- I. THE FIRE DEPARTMENT SHALL BE NOTIFIED OF ANY FIRE. CALL 911.

10.FIRE. 8 USE - RIGHT TO REVIEW/REVISE

RECOMMND

The Riverside County Fire Department, charged with the responsibility of protecting and preserving life and property, shall hold the righ to review these conditions and amend them as necessary so as to reduce the fire threat or increase the safety of life.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03252, Revised Permit No. 4, is a request to expand the existing outdoor recycling facility from 25-acres to 41-acres and extend the life of the permit. The site is located in the Thousand Palms area on

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

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the east side of Rio Del Sol Road between Varner Road and Vista Chino.

The District has never reviewed or commented on any previous submittals for this project. It shall be noted that the Flood Control District's review of this project is limited to the water quality aspects contained in the Water Quality Management Plan (WQMP) only. The flood protection and drainage aspects/impacts of this project will be reviewed by other departments and/or agencies.

A preliminary project-specific WQMP was submitted for review. For the project's water quality mitigation, several basins are proposed. The basins are sized to collect the onsite Volume based BMP for each drainage area. Additional grading will be required to direct the onsite flows of each drainage area to the basins. To account for the additional impervious areas due to buildings and parking areas, the basin for Drainage Area 1 has a larger volume to account for the increased runoff required to meet the Hydrological Conditions of Concern (HCOC) of this drainage area. The review and approval by the District of a final project-specific WQMP will be required prior to the issuance of grading and/or building permits. If during final engineering it is determined that the basin size needs to be increased, there appears to be adequate room to accommodate larger basins. The development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

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resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.) (cont.)

RECOMMND

corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - LAND DIVISION REQUIRED

RECOMMND

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Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Saturday, and 8:00 a.m. to 4:00 p.m. on Sunday for the public, not including permit holder's afterhours maintenance activities periodically required, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10 USE - PHASES ALLOWED

RECOMMND

Construction of this project may be done in phases as shown on the APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 11 USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 13 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 14 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 15 USE - AGRICULTURE CODES

RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 16 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 18 USE - 90 DAYS TO PROTEST

RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 19 USE - SITE MAINTENANCE

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 20 USE - MAX PILE HEIGHTS

RECOMMND

The maximum pile heights within the outdoor recycling facility for stored/processed wood or green waste or compost, shall be (20) twenty feet at all times, the maximum pile heights of outdoor stored/processed asphalt/concrete or inert materials shall be thirty (30) feet at all times; the maximum height of outdoor stored/processed metal or white goods or end of life vehicles (EOL) shall be (10) ten feet at all times.

10.PLANNING. 21 USE - CLOSURE CLEAN UP

RECOMMND

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - CLOSURE CLEAN UP (cont.)

RECOMMND

granted through written determinations by the Director of the Department of Building and Safety.

10.PLANNING. 23 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

10.PLANNING. 24 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 26 USE - GEO02314

RECOMMND

County Geologic Report (GEO) No. 2314, submitted for this project (CUP03252R4) was prepared by NORCAL Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed SA Recycling Development, 29-250 Rio Del Sol Road, Thousand Palms, in the County of Riverside, California", dated October 12, 2012.

GEO02314 concluded:

- 1. There are no active or potentially active faults trending towards or through the site.
- 2. The potential for surface fault rupture to occur at the site is considered low.
- 3. The potential for liquefaction at this site is considered to be very low.
- 4. The potential for landslides, debris flows or rock falls to impact the property is considered remote.
- 5. The potential for subsidence and ground fissures at the site is considered low.

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10.PLANNING. 26 USE - GE002314 (cont.)

RECOMMND

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6. The property is not subject to seiche inundation.

GEO02314 recommended:

- 1. Any vegetation and or demolition debris shall be removed and hauled from proposed grading areas prior to the start of grading operations.
- 2.Existing vegetation shall not be mixed or disced into the soils.
- 3.All disturbed soils and/or fill (about 1 to 4 feet) shall be removed to competent native material (undisturbed natural material with a minimum relative compaction value of 85%) prior to placement of any additional compacted fill soils, foundations, slabs-on-grade and pavements.

GEO No. 2314 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2314 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 27 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

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the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 28 US

USE-INADVERTENT ARCHAEO FIND

RECOMMND

ADVERTENT ARCHAEOLOGICAL FIND The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

- 1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, and the County Archaeologist to discuss the significance of the find.
- 2. The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3.At the meeting, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE-INADVERTENT ARCHAEO FIND (cont.) RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

- 4. Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.
- * A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.
- ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 29 USE- PDA#4799

RECOMMND

County Archaeological Report (PDA) No. 4799 submitted for this project (CUP03252R4) was prepared by First Carbon Solutions/Michael Brandman Associates and is entitled: "Update Cultural Resource Study for the SA Recycling Project, CUP03252R4 (APN# 648-150-029), Community of Thousand Palms, California, dated May 29, 2013. According to the report, no archaeological sites or built environment resources are within the project area. Only one historic-period Isolate consisting of three cans (P-33-022102) was recorded by First Carbon Solutions/Michael Brandman Associates within the project area as part of the fieldwork. The isolate is not significant and therefore any impacts to it will not consist of a significant effect on the environment.

No further work is necessary.

This document has been incorporated as part of the project.

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE-IF HUMAN REMAINS FOUND

RECOMMND

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IF HUMAN REMAINS ARE FOUND ON THIS SITE: The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and meet with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to a meeting between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 31 USE - PERMIT SIGNS SEPARATELY

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - VOID RELATED PROJECT

RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03252R2, shall become null and void upon final approval of CUP03252R4 by the County of Riverside.

10.PLANNING. 34 USE - MAINTAIN FLOOD FACILITY

RECOMMND

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 35 USE - PERMIT "USED"

RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 36 USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this permit.

10.PLANNING. 37 USE - PROPERTY MAINTENANCE

RECOMMND

The project property, including all vacant or natural areas, shall be kept free of trash visible from the street or adjacent properties. Buildings, including accessory structures, masonry walls, fences, and other similiar features, shall be maintained in a condition free of any unsafe structural element or other situation which would degrade the appearance and/or safety of the structures or site. All landscaped areas shall be maintained in a weed free and visible growth condition throughout the life of

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - PROPERTY MAINTENANCE (cont.)

RECOMMND

this permit.

10.PLANNING. 38 USE*- STORAGE OF METALS

RECOMMND

The following regulations shall apply to the storage of metal and white goods, and End of Life Vehicles (EOL) within the property:

- 1) All exterior storage of metal and white goods, and End of Life Vehicles (EOL) shall be stored within the areas labeled "NF Processing Area", "Ferrous Metal Processing Area", and "Future Metal Processing" as shown on the APPROVED EXHIBIT A.
- 2) Metal and white goods shall be stored within sturdy weather and rustproof containers which are covered and secured in good condition or within an area bounded by k-rail fence with piles of materials not to exceed ten (10) feet in height.
- 3) Any flammable materials associated with metal and white goods accepted for recycling shall be stored in non-flammable containers.
- 4) Metal and white good materials shall be recycled and moved out of the property on an on-going basis. A maximum of 60,000 tons per year shall be accepted and placed upon the property, with an equal amount of metal and white good materials exiting the property each year. No approval is given for a dump site or junk yard.

10.PLANNING. 39 USE* - STORAGE OF GREEN WASTE

RECOMMND

The following regulations shall apply to the storage of wood and green waste materials:

- 1) All outside storage of wood and green waste materials shall be located within the 7.5 acre area labeled "Green Waste Receiving and Processing Area" located at the northeast property corner as shown on the "APPROVED EXHIBIT A" (elongated piles and windrows).
- 2) Storage of flammable materials shall be in non-flammable containers.
- 3) Green wastes shall be recycled and moved out of the

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE* - STORAGE OF GREEN WASTE (cont.)

RECOMMND

property on an on-going basis. A maximum of 167,000 tons per year shall be accepted and placed upon the property, with an equal amount of green waste exiting the property each year. No approval is given for a dump site or junk yard.

10.PLANNING. 40 USE*- STORAGE INERT MATERIALS

RECOMMND

The following regulations shall apply to the storage of asphalt/concrete and the other inert materials (not including metals and white goods):

- 1) All Asphalt/Concrete materials shall be stored within the five (5) acre area labeled "Inerts Processing and Storage Area" located at the southeast property corner as shown on the "APPROVED EXHIBIT A".
- 2) All Asphalt/Concrete and other inert materials shall be setback from all lot lines by a maximum open area of forty (40) feet.
- 3) The maximum height of all inert piles of materials within the property shall not exceed a height of thirty (30) feet above existing base elevation at any time; EXCEPT piles of sand and other fine materials shall not exceed a height of eight (8) feet above existing base elevation at any time.
- 4) Asphalt/Concrete and other inert materials shall be oreinted in piles in a north/south direction in order to facilitate flood water flows to pass through the property without obstruction diversion, or daming of such flows. Existing draiange patterns shall be protected at all times.
- 5) Asphalt/Concrete and other inert materials shall be recycled and moved out of the property on an on-going basis. A maximum of 150,000 tons per year shall be accepted and placed upon the property, with an equal amount of asphalt/concrete and other inert materials exiting the property per year. No approval is give for a dump site or above ground inert material landfill.

10.PLANNING. 41 USE - KEEPING OF RECORDS

RECOMMND

The permit holder shall keep, or cause to be kept, records of the origin and tonnage of recycled green waste and

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - KEEPING OF RECORDS (cont.)

RECOMMND

compost, concrete and asphalt materials, metals and white goods, and end of life vehicles (EOL). The records shall be kept current and subject to inspection, upon reasonable notice, by officials of the County of Riverside, or its successor.

10.PLANNING. 42 USE - CONTAMINATES

RECOMMND

Contaminates, such as rocks, garbage and trash, shall not constitute more than 10 perent of the volume of materials accepted upon the property; contaminates shall be removed from the property to a legal dump site once per week; contaminates shall be stored separately from recyclable materials on the site within bins or other containing structures.

No transfer station or dump site is approved by this conditional use permit.

10.PLANNING. 43 USE - NO SLUDGE ALLOWED

RECOMMND

The permit holder shall not offer to accept, or actually receive and store, at any time within the property or adjacent lands, manures, animals, liquid wastes or slurries, such as, but not limited to, sludge from sewage treatment facilities.

10.PLANNING. 44 USE - FIRE DEBRIS REMOVAL

RECOMMND

Residual materials and debris due to any fires, such as, but not limited to, ash, shall be promptly removed from the property to a lawful waste disposal site.

10.PLANNING. 45 USE - NO BURNING

RECOMMND

No burning of any description shall be permitted at any time.

10.PLANNING. 46 USE - RESIDUALS & CONTAINMENT

RECOMMND

Residuals, such as contaminates, rocks, metal, plastic bags or excess trash, shall be promptly separated from other materials and shall be stored on the site within recycling bins and containers.

Residuals shall be removed from the premises to an approved

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10. GENERAL CONDITIONS

10.PLANNING. 46 USE - RESIDUALS & CONTAINMENT (cont.)

RECOMMND

dump site on a regular basis as determined by the Environmental Health Department and/or Waste Management Department.

Residuals shall be less than 15 percent of the amount of separated for reuse materials received by weight.

No dump site is approved by this conditional use permit.

10.PLANNING. 47 USE - MATERIALS ALLOWED BY LEA

RECOMMND

Organic waste materials to be kept within the premises approved under this conditional use permit shall at all times be in conformance with the conditions of approval of this permit and with the materials allowed pursuant to permit(s) issued by the Local Solid Waste Enforcement Agency (LEA) of the Environmental Health Department.

10.PLANNING. 48 USE - CARETAKERS QUARTERS

RECOMMND

Should a caretaker's quarters be requested, a substantial conformance pursuant to Section 18.43 shall be approved by the Planning Department prior to installation of any caretaker's dwelling.

10.PLANNING. 49 USE - FURTHER DUST CONTROL

RECOMMND

The permit holder shall comply throughout the life of this permit with the following dust control measures:

- a) Vigorous wetting procedures or dust palliative measures followed during periods of high winds to minimize fugitive dust and PM10 emissions. This heavy watering regimen shall consist of a complete watering of the site before and after daily on-site activities with at least three additional complete watering during the day.
- b) Trucks importing or exporting organic waste materials, contaminates or finished compost materials shall be covered prior to entering public streets.
- c) Roadways within the project and adjacent street right-of-ways shall be periodically swept or otherwise cleared of any spilled materials to assist in minimizing fugitive dust and PM10 in accordance with SCAQMD.

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10. GENERAL CONDITIONS

10.PLANNING. 49 USE - FURTHER DUST CONTROL (cont.)

RECOMMND

d) Maintain landscaping to provide effective soil stabilzation and to provide an on-site wind break.

10.PLANNING. 50 USE - LOT LINE SETBACKS

RECOMMND

A minimum forty (40) foot setback shall be maintained at all times by windrows or open piles, material piles, and equipment storage, from exterior lot lines and street right-of-way lines.

10.PLANNING. 51 USE - CAL RECYCLE

RECOMMND

The permit holder shall be in compliance with the solid waste management requirements of the California Department of Resource, Recycling, and Recovery (Cal Recycle).

10.PLANNING, 52 USE - OIMP

RECOMMND

The facility shall maintain and implement the "Odor Impact Minimization Plan" (OIMP) as approved and/or amended by the Department of Environmental Health to mitigate nuissance level odors that may be produced by composting operations.

10.PLANNING. 53 USE - DEBRIS

RECOMMND

The permit holder will remove accumulated litter, dirt, and debris or other organic materials that may be tracked from their facility onto surrounding streets on a daily basis or as needed. This will include sweeping the area along the entrance road on an as needed basis. The operator will maintain a log of these activities on-site. This log shall be available for inspection by appropriate agencies.

10.PLANNING. 54 USE - ODOR REPORTING

RECOMMND

A sign shall be promptly located at the site entrance along Rio Del Sol Road and maintained in good condition at all times; the sign shall provide information including toll free number, website, and email information for reporting offensive odor emitting from the site. The telephone number listed for the developer's contact must be local number or a toll free number manned 24 hours per day, seven days a week.

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10. GENERAL CONDITIONS

10.PLANNING. 55 USE - CVWD LETTERS

RECOMMND

The permit holder shall remain in compliance with the water district requirements of the Coachella Valley Water District's letters dated February 25, 2013 and August 3, 2012, copies which are on file with the Riverside County Planning Department.

10.PLANNING. 56 USE - RWQCB APPROVAL REQ

RECOMMND

No liquid waste or slurries, inlouding but not limited to, restaurant grease trap wastes, shall be received, stored or used within the premises under this conditional use permit until a "waste dischrage requirement" or equivalent approval, is obtained by the permit holder from the Regional Water Quality Control Board (RWQCB) having authority over this site. Should such approval be denied, lapse or expire, the permit holder shall cease to receive, store or use liquid waste or slurries within the premises under this conditional use permit.

10.PLANNING. 57 USE - NO JUNK YARD

RECOMMND

No approval is given for the outside storage of any used, or secondhand materials, including, but not limited to, lumber, household appliances, pipes, drums, machinery or furniture, exceeding 200 square feet of area.

10.PLANNING. 58 USE*- WINDROWS COMPOST AREA

RECOMMND

The following regulations shall apply to the storage of composting materials:

- 1) All composting materials shall be stored within the 7.2 acre area labled "Windrows Composting Area" as shown on the APPROVED EXHIBIT A.
- 2) Storage of flammable materials shall be in non-flammable containers.
- 3) Composting materials shall be recycled and moved out of property on an on-going basis. A maximum of 500,000 cubic yards shall be allowed at any one time on the property.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 9 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - DRAINAGE 1

RECOMMND

The proponent shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

10.TRANS. 11 USE - FLOOD HAZARD REPORT

RECOMMND

This is a proposal to add a building, parking lot and expand the use on the property from 25 to 41 acres (APN 648-150-029). This project lies within the Thousand Palms area on the north side of Varner Road and east of Rio Del Sol.

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - FLOOD HAZARD REPORT (cont.)

RECOMMND

For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

10.TRANS. 12 USE - FLOOD HAZARD REPORT 2

RECOMMND

This project is located in an area designated Zone AO with 1' to 3' of flooding on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 USE - DRAINAGE EASEMENT

RECOMMND

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 14 USE - RETENTION BASIN

RECOMMND

For retention basin sizing and calculation refer to letter dated June 19, 2013 from Alan French to Majeed Farshad.

10.TRANS. 15 USE - OWNER MAINTENANCE NOTICE

RECOMMND

A viable maintenance mechanism acceptable to the County should be provided for the basin. The owner will maintain and clean the basin a minimum two times per year. This maintenance wording shall be shown on the title sheet of improvement plans and ECS.

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20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 CUP3252R4 - RWQCB CLEARANCE

RECOMMND

Prior to the commencement of composting operations, this facility shall obtain Regional Water Quality Control Board Clearance (RWQCB) including Waste Discharge Requirements (WDR).

20.E HEALTH, 2

REVISED SOLID WASTE FAC PERMIT

RECOMMND

Prior to commencement of new or revised operations, this facility shall be required to obtain a revised solid waste facility permit, which includes the Report of Composting Site Information (RCSI), Report of Facility Information (RFI), and the Odor Implementation Mitigation Plan (OIMP).

EPD DEPARTMENT

20.EPD. 1

- MBTA 2

RECOMMND

The following condition shall be met prior to removal or disturbance of vegetation or any other potential nesting bird habitat. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3252R4 shall terminate on July 1, 2033. This permit shall thereafter be null and void and of no effect whatsoever.

CONDITIONAL USE PERMIT Case #: CUP03252R4 Parcel: 648-150-029

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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Prior to issuance of any grading or construction permits—whichever comes first—the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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CONDITIONAL USE PERMIT Case #: CUP03252R4

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

- 1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".
- 2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 USE- PM 10 CLASS REQUIRED

RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 - MBTA

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA (cont.)

RECOMMND

prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of active nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of active nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. The survey must be condcuted by a biologist currently under MOU with the County and the report must be submitted to EPD for review and approval

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

USE SUBMIT PLANS MINOR REVIEW 60.FLOOD RT. 2

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.)

RECOMMND

must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letters dated February 25, 2013 and August 3, 2012, copies which are on file with the Riverside County Planning Department.

60.PLANNING. 3 USE - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

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CONDITIONAL USE PERMIT Case #: CUP03252R4

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3252, Revised Permit No. 4, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 4

USE - OBTAIN L&LMD APPLICATION

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS. 10 and 90.TRANS. 18.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 5

USE - WATER QUALITY MGMT PLANS

RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 6

USE - DRAINAGE SUBMIT PLANS 1

RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - DRAINAGE SUBMIT PLANS 1 (cont.)

RECOMMND

County Transportation Department.

60.TRANS. 7 USE - EASEMENT FOR DRAINAGE

RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 8 USE - TYPICAL SITE GRADING

RECOMMND

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60. TRANS. 9 USE - RETENTION BASIN

RECOMMND

For retention basin sizing and calculations refer to letter dated June 19, 2013 from Alan French to Majeed Farshad.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL

RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

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Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 3 CUP3252R4 - POTABLE WATER

RECOMMND

Potable water must be supplied from a source approved by the Department of Environmental Health. Our records

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 CUP3252R4 - POTABLE WATER (cont.)

RECOMMND

indicate that there is an existing well which serve the facilities. If the on site well serves 25 (or more) employees over 6 months per year, then a public water system permit is required. If the well serves fewer than 25 employees, the system will not be classified as a public water system, but the well must be able to provide potable water. At a minimum, a well evalution by a representative of this department will be required, prior to obtaining any building permits to construct.

80.E HEALTH. 4 CUP3252R4-C42 CERTIFICATION

RECOMMND

Any existing subsurface sewage disposal systems which serve the existing buildings shall be certified as to size, condition, design, and location by a State licensed C-42 contractor. The septic certification shall be submitted to the Department of Enviornmental Health for our review, prior to issuance of any building permits.

80.E HEALTH. 5 SEPTIC PLAN COPIES

RECOMMND

A set of two copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system must be submitted to this Department for review and approval. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 4 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 9, 2013, summarized as follows: A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 8 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9

USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3252, Revised Permit No. 4, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 10 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
-)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Rio Del Sol Rd. shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

80.TRANS. 6 USE - MAP CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - MAP CORNER CUT-BACK I (cont.)

RECOMMND

intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 10

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Streetlights on Rio Del Sol Road.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS, 12 USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinance. Street lights shall be installed at drivways, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the question.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - LIGHTING PLAN (cont.)

RECOMMND

For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 13 USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Rio Del Sol Road and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant epecies. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24 m x 36 m). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 16 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17

USE - DRAIN EASEMENT 1

RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 18

USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 19

USE - RETENTION BASIN

RECOMMND

For retention basin sizing and calculations refer to letter dated June 19, 2013 from Alan French to Majeed Farshad.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP-FEMA FORM APPRVL REQUIRED

RECOMMND

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WOMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WOMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMIND

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- 2.Base inspection prior to paving.
- 3. Precise grade inspection of entire permit area.
- a. Inspection of Final Paving
- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 HAZMAT WASTE GENERATOR

RECOMMND

The facility requires submittal of an updated Riverside County Hazardous Waste Generator Application to include all hazardous wastes expected to be generated from Certified Appliance Recycling operations, vehicle processing, vehicle maintenance, and general facility needs, including an estimate of the amount of each waste generated per month and the number of employees at the facility. Updated chemical inventory forms from the Hazardous Materials Business Emergency Plan for all hazardous waste streams may be submitted in lieu of the Generator Application form. Contact the Indio Haz Mat office at (760) 863-8976 for any questions regarding this condition.

FIRE DEPARTMENT

90.FIRE. 2 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

nstall portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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FLOOD RI DEPARTMENT

90.FLOOD RI. 3 USE IMPLEMENT WOMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

For existing accessory office, shop building, and future warehouse, a minimum of 42 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior

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90. PRIOR TO BLDG FINAL INSPECTION

USE - ACCESSIBLE PARKING (cont.) 90.PLANNING. 2

RECOMMND

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end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at or by telephoning

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

USE - ROOF EQUIPMENT SHIELDING 90.PLANNING. 3

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 4 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

USE - CURBS ALONG PLANTERS 90.PLANNING. 6

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90.PLANNING. 7 USE - TRASH ENCLOSURES

RECOMMND

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Trash enclosures shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 8 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 10 USE - PARKING DUST TREATMENT

RECOMMND

Parking and driveway areas that immediately adjoin outdoor recycling areas shall be improved to a minimum base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 11 USE - CHAIN-LINK FENCE REQ.

RECOMMND

A minimum six (6) foot high chain-link fence or equivalent fence shall be maintained/constructed along the perimeter of the project area as shown on the APPROVED EXHIBIT A. The required fence shall be subject to the approval of the Building and Safety Department.

90.PLANNING. 12 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection or prior to commencement of use, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in

CONDITIONAL USE PERMIT Case #: CUP03252R4 Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Page: 54

the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3252, Revised Permit No. 4 has been calculated to be 12.25 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 14 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed n accordance with APPROVED EXHIBITS, landscaping,

Page: 55

CONDITIONAL USE PERMIT Case #: CUP03252R4 Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND 90.PLANNING. 14

irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 15 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection or prior to commencement of use, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementiond condition of approval. The Project Area for Conditional Use Permit No. 3252, Revised Permit No. 4 is calculated to be 12.25 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 7 USE-STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

- 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
- 2. Letter establishing interim energy account from SCE, IID or other electric provider.

Riverside County LMS CONDITIONS OF APPROVAL

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Parcel: 648-150-029

CONDITIONAL USE PERMIT Case #: CUP03252R4

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 11 USE - EXSITING MAINTAINED

RECOMMND

Rio Del Sol Road along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 8-inch concrete curb and gutter and 10-foot wide combination concrete sidewalk/bike path (curb adjacent) located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, 94, Modified. (64'/100'), with 10' foot wide sidewalk.

90.TRANS. 14 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also pplies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST

 ${\tt RECOMMND}$

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or

Riverside County LMS CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Streetlights on Rio Del Sol Road.

90.TRANS. 20

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 21

USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Rio Del Sol Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

Riverside County LMS CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Rio Del Sol Road shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

90.TRANS. 24

USE - DRAINAGE IMPROV COMPLETE

RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90.TRANS. 25

USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.L., T.E. Director of Transportation

Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: June 19, 2013

From: Alan French AF

RE: Recommended Conditions of Approval for

Conditional Use Permit No. 3252r4, SA Recycle

Transportation Plan Check Riverside has received the following data:

1. Hydrology & Hydraulics Report for CUP 3252r4 (Dated February 2012)

2. Revised Hydrology & Hydraulics Report for CUP 3252r4 (Updated April 2013)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental difference of the 100 year storm runoff generated from the site and convey it to an onsite basin at the south end of the site. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS

USE -- DRAINAGE 1

The proponent shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

10. TRANS

USE - FLOOD HAZARD REPORT

This is a proposal to add a building, parking lot and expand the use on the property from 25 to 41 acres (APN 648-150-029). This project lies within the Thousand Palms area on the north side of Varner Road and east of Rio Del Sol.

For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

10. TRANS USE - FLOOD HAZARD REPORT 2

This project is located in an area designated Zone AO with 1' to 3' of flooding on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10. TRANS USE – DRAINAGE EASEMENT

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10. TRANS USE – RETENTION BASIN

Per the project drainage report, the proponents engineer has calculated the storm water runoff from the 100year event for the existing condition and the proposed condition. The project is designed to convey all the flows from the site to on-site basins on the property. Only Area 1 will add impervious area and need to mitigate for the incremental increase. Area 2, 3, and 4 will not add any hard surface or structures and remain unimproved so not flow volume retention will be required.

The basin is located south of the sub-area and accepts flows from parking lots, building roofs and open area. The flow volumes for the site were calculated as follows:

Event	10yr 24-hr Duration	100 yr 3-hr Duration	100yr 6-hr Duration	100yr 24-hr Duration
Existing Volume –cf	21,504	46,740	47,719	34,079
Developed Volume –cf	33,233	51,070	51,187	40,135

Difference

Volume – cf 11,729 4,330 3,468

Of these durations above the critical volume is 11,729 cf for the 1-hr duration event for the 12.9 acre subarea 1 for the 100-year storm event.

6.056

The proponent is proposing one basin for retention with a volume of 0.27 ac-ft, 11,960 CF. The proposed retention basin is from about 52 feet wide and 100 feet long and a depth of 1.90 feet:

	Depth	Area (sf)	Volume (cf)	Accumulative volume (cf)
Infiltration				··· - · · ·
Basin	1.90	7,476	11,960	11,960

The basin storage capacity is 11,960 cf, which is greater than the 11,729 cf storm volume from the 10 year, 24-hour duration storm event.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site incremental storm runoff in the 100 year event.

10. TRANS USE – OWNER MAINT NOTICE

A viable maintenance mechanism acceptable to the County should be provided for the basin. The owner will maintain and clean the basin a minimum two times per year. This maintenance wording shall be shown on the title sheet of improvement plans and ECS.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS USE – DRAINAGE SUBMIT PLANS 1

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60. TRANS USE - EASEMENT FOR DRAINAGE

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other

drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

60. TRANS

USE - TYPICAL SITE GRADING

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS

USE - EROSION CONTROL

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS

USE - DRAIN EASMT1

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80. TRANS

USE -EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS

USE - DRAINAGE IMPROV COMPLETE

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90. TRANS

USE - EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."



Hans W. Kernkamp, General Manager-Chief Engineer

July 9, 2013

Jay Olivas, Project Planner Riverside County Planning Department P. O. Box No. 1409 Riverside, CA 92502-1409

RE:

Conditional Use Permit (CUP) No. 3252R4

Proposal: The revised CUP proposes an expansion of an existing recycling facility

APN: 648-150-029

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of Rio Del Sol, north of Varner Road, in the Thousand Palms community. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- The proposed project may require an amendment to the County's Non-Disposal Facility Element (NDFE) documenting the physical and operational changes at the facility. Please contact the Local Enforcement Agency (LEA) to determine Countywide Integrated Waste Management Plan (CIWMP) consistency/conformance, which is required when revising a Solid Waste Facility Permit (SWFP).

Jay Olivas, Project Planner CUP 3252R4 July 9, 2013 Page 2

4. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross Principal Planner

PD88468v69

August 20, 2012

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3252, Revised Permit No. 4 (SA/ Recycling LLC.) increases the size of outdoor recycling from 25 acres to 41 acres; add 73,000 square foot equipment storage area and 15,000 square foot warehouse, etc..

A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance to sensitive receivers. However, they still need to follow:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
- 2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Please contact Steven Hinde if you have any questions.





Coachella Valley Water District

Directors:
John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

February 25, 2013

Officers: Jim Barrett, Acting General Manager Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

File: 0163.1 0421.2 0721.2

040607-3

Jay Olivas Riverside County Planning Department 4080 Lemon Street, 9th Floor Riverside, CA 92501

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3252 R4, Amended No. 1

This is in response to your request for comments dated February 14, for the above referenced project. Please reference the Coachella Valley Water District's letter dated August 3, 2012 (copy enclosed). We have no additional comments at this time.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson

Director of Engineering

Enclosure/1/as

JC:ch/eng/sw/13/feb/CUP 3252R4, Amend 1



Established in 1918 as a public agency



Coachella Valley Water District

Directors:
Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers: Steven B. Robbins, General Manager-Chief Engineer Julia Fernandez, Board Secretary

PECE IVE AUG 0 8 2012

Redwine and Sherrill, Attorneys

File: 0163.1 0421.1 0721.1 040607-3

August 3, 2012

Jay Olivas Riverside County Planning Department 4080 Lemon Street, 9th Floor Riverside, CA 92501

Dear Olivas:

Subject: Conditional Use Permit No. 3252, Revised Permit No. 4

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to issuance of grading permits for CUP 3252, Revised Permit No. 4, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.



This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

Plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,

Mark L. Johnson

Director of Engineering

cc: See List

cc: Mike Mistica County of Riverside, Department of Environmental Health P.O. Box 1206 Riverside, CA 92502

Majeed Farshad Riverside County Department of Transportation 38-686 El Cerrito Road Palm Desert, CA 92211

Alan French Riverside County Department of Transportation 4080 Lemon Street, 8th Floor Riverside, CA 92501

S.A. Recycling 2411 N. Gussel Orange, CA 92865

JC:ch\eng\sw\12\Aug\CUP 3252

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: July 24, 2012

TO:

Riv. Co. Transportation Dept.-Palm Desert Riv. Co. Environmental Health Dept. Local Enforcement Agency-Desert Riv. Co. Public Health Dept.-Ind. Hygiene Riv. Co. Flood Control District Coachella Valley Water District Riv. Co. Fire Department-Palm Desert Riv. Co. Building & Safety — Grading Riv. Co. Building & Safety — Plan Check

Regional Parks & Open Space District.

Riv. Co. Environmental Programs Division P.D. Geology Section-D. Jones P.D. Landscaping Section-R. Dyo P.D. Archaeology Section Riv. Co. Sheriff's Dept.-Palm Desert Riv. Co. Waste Management Dept. Thousand Palms Community Council 4th District Supervisor 4th District Planning Commissioner Cathedral City Planning Dept.

Palm Springs Unified School Dist.
Southern California Edison
Caltrans District #8
RWQCB-Colorado River
Air Quality Mgmt. Dist-South Coast
Eastern Information Center --UCR
California Dept. of Fish and Game
U.S. Fish and Wildlife Service
Aqua Caliente Band of Cahuilla Indians-Admin

CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 – EA42522 – Applicant: SA Recycling, LLC – Representative: Teddy Graves - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan Area: Light Industrial (CD: LI) (.25 - .60 FAR) – Location: Easterly of Rio Del Sol Road, westerly of Sierra Del Sol, northerly of Watt Court at 29250 Rio Del Sol Road – 43 Gross Acres – Zoning: M-SC Manufacturing – Service Commercial – REQUEST: A revised Conditional Use Permit and revised Solid Waste Facility Permit proposes phased expansion of an existing outdoor recycling facility from 25 acres to 41 acres with projections to process up to 370,720 total tons annually (3,200 tons per day), including the addition of composting operations to existing green waste and wood waste processing up to 166,720 tons annually, expansion of metal recycling operations up to 60,000 tons annually, re-define parcel internal boundaries of inerts (150,000 tons annually), green waste, and metal recycling areas, add 73,000 square foot equipment storage area, add 15,000 square foot typical warehouse up to 25 feet in height, add 29,000 square foot employee parking area, extend life of permit by 20 years, along with additional street access, emergency access, storm water improvements, and chain link perimeter fencing. APN: 648-150-029.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on August 23, 2012. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

COMMENTS: Thank you for the opportunity to review. We have no comments at this time, but request that we continue to be updated on the progress of this application, all future submittals, and any enforcement or regulatory issues relative to this site.
DATE July 31, 2012 SIGNATURE July A July
PLEASE PRINT NAME AND TITLE LEISA A. LUKES CITY PLANNER
TELEPHONE 760.770.0386

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPR	IATE:			
☐ PLOT PLAN ☐ REVISED PERMIT	✓ CONDITIONAL✓ PUBLIC USE F	USE PERMIT PERMIT	☐ TEMPOR	RARY USE PERMIT CE
PROPOSED LAND USE: $\frac{R}{R}$	ecycling Center CUP 325	2-		
ORDINANCE NO. 348 SECT	TON AUTHORIZING F	ROPOSED LAI	ND USE: Section	n 18.47
ALL APPLICATIONS MUST INCLUDE TO THE SPECIFIC PROJECT. ADDIT	TONAL INFORMATION MAY E			
APPLICATIONS WILL NOT BE ACCEPTOD CASE NUMBER: CUP 3252 Rev		DATE S	SUBMITTED:	6/20/2012
APPLICATION INFORMATI	<u>on</u>			
Applicant's Name: Jeff Farano		E-Mail:	jlfarano@sarecycling	j.com
Mailing Address: 2411 N. Glasse				
Orange	S	treet CA	92865	
	City	State	ZIP	
Daytime Phone No: (714)	632-2059	_ Fax No: (<u>7</u>	14) 283-2706	
Engineer/Representative's N	ame: Teddy raves		E-Mail:	tgraves@sarecycling.com
Mailing Address: 2411 N. Glasse				
Orange	S	treet CA	92865	
	City	State	ZIP	
Daytime Phone No: (714)	495-8020	Fax No: (_)	
Property Owner's Name: Geo	rge:Adams	E-Mail:	jlfarano@sarecycling	j.∞m
Mailing Address: 2411 N. Glasse	isi - SA Recycl	ing		
Orange	U S	CA	92865	
	City	State	ZIP	
Daytime Phone No: (714)	632-2059	Fax No: (<u>7</u>	14) 283-2706	
Riverside Office · 4080 Len	•		t Office · 38686 El Im Desert, Califon	

"Planning Our Future... Preserving Our Past"

(760) 863-8277 · Fax (760) 863-7555

Form 295-1010 (04/12/12)

(951) 955-3200 · Fax (951) 955-1811

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

•
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Cremere Adams
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
See attached sheet(s) for other property owners' signatures.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 648-150-029
Section: 7 Township: 4S Range: 6E

APPLICATION FOR LAND USE PROJECT
Approximate Gross Acreage: 41.78 General location (nearby or cross streets): North of Watt Ct. 28th Ave Fast of Rio Del Sol Rd. West of Sierra Del Sol Rd.
, Last 01, vest 01
Thomas Brothers map, edition year, page number, and coordinates: Page 758, Grid C6, C7
Project Description: (describe the proposed project in detail)
Please See Attached A
Related cases filed in conjunction with this application:
Solid Waste Facility Permit (SWFP) 33-AA-0297
Cond Waste 1 acmit (OWI 1) CO / W G201
Is there a previous application filed on the same site: Yes ☑ No □
If yes, provide Case No(s). CUP 3252-R2 (Parcel Map, Zone Change, etc.)
E.A. No. (if known) EA 38947 E.I.R. No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☑
If yes, indicate the type of report(s) and provide a copy: Traffic Evaluation, Noise
Is water service available at the project site: Yes ✓ No □
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A
Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ✓ No ☐
Is sewer service available at the site? Yes ☑ No □
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☑
How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAI	ND USE PROJECT			
Estimated amount of fill =	cubic yards N/A			
Does the project need to	import or export dirt? Yes	No 🗸		
Import	Export		Neither <u>เ</u>	
What is the anticipated s	ource/destination of the import	/export?		
What is the anticipated ro	oute of travel for transport of th	e soil material?		
How many anticipated tru	uckloads? N/A			truck loads.
	ge of usable pad area? (area e	excluding all slope	s) See At	tachment A sq. ft.
Is the project located with	nin 8½ miles of March Air Rese	erve Base? Yes	□ No ✓	
If yes, will any structure	exceed fifty-feet (50') in height	(above ground le	vel)? Yes [No ✓
special use airspace as of area as defined by Sec	thin 1000 feet of a military ins defined in Section 21098 of the tion 65944 of the Governmen d/cmluca.projects.atlas.ca.gov/	e Public Resource it Code? (See 0	es Code, and California Of	d within an urbanized
	thin the boundaries of an Airp Land Use Commission? Yes		ompatibility	Plan adopted by the
Does the project area ex	ceed one acre in area? Yes [✓ No 🗌		
	hin any of the following waters ww3.tlma.co.riverside.ca.us/pa			
☐ Santa Ana River	☐ Santa Margarita River	☐ San Jacinto	River	✓ Whitewater River

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

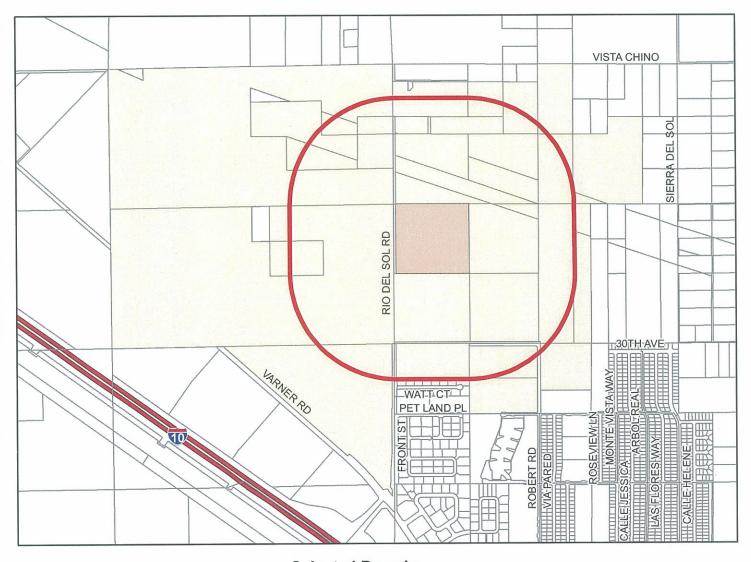
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement. I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that: The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Name of Applicant: Address: Phone number: Address of site (street name and number if available, and ZIP Code): Local Agency: County of Riverside Assessor's Book Page, and Parcel Number: Specify any list pursuant to Section 65962.5 of the Government Code: Regulatory Identification number: Date of list: Applicant (1) Applicant (2) Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1.	Compliance will be needed with the applicable requirements of Section 25505 and Article 2
	(commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code
	or the requirements for a permit for construction or modification from the air pollution control
	district or air quality management district exercising jurisdiction in the area governed by the
	County.
	Yes 🕅 No □

CUP03252R4 (2000 Feet Radius)



Selected Parcels

650-020-001	648-150-034	648-110-007	650-020-027	650-020-029	650-020-030	648-150-020	650-380-005	650-380-006	648-140-010
648-120-005	648-120-001	670-100-002	650-380-007	650-380-008	648-110-013	648-110-016	648-110-012	648-150-028	650-380-001
650-380-002	650-380-003	650-380-004	670-090-003	648-110-009	648-150-033	648-150-029	670-240-017	648-130-001	648-140-001
648-140-008	670-090-007	648-110-011	648-120-006	648-120-007	648-150-021	648-150-024	670-090-002	670-090-004	670-090-006
		648-120-004							



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

PROPERTY OWNERS CERTIFICATION FORM <u>CUP03252R4</u>

APN: 648-150-029

I, Stella Spadatora, certify that on
(Print Name)
7/08/2013 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 2000 Feet .
Pursuant to application requirements furnished by the Riverside County Planning Departmen
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 300 feet of the property involved, or if that area yields less than 2
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundarie
based upon the latest equalized assessment rolls. If the project is a subdivision with identifie
off-site access/improvements, said list includes a complete and true compilation of the names an
mailing addresses of the owners of all property that is adjacent to the proposed off-sir
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge.
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME: Stella Spadafora
TITLE/REGISTRATION: GIS Analyst
ADDRESS: 4080 Lemon St. 10 th Floor
Riverside, CA 92501
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288



ASMT: 648110007, APN: 648110007 ROGER JONES, ETAL 165 SUMMIT VIEW DR CALIMESA CA 92320

ASMT: 648110009, APN: 648110009 RENE CABEZAS 3116 E VIA ESCUELA

PALM SPRINGS CA 92262

ASMT: 648110012, APN: 648110012 RALPH COOMBER, ETAL C/O TERESA M TARLETON 74947 LILAC CIR INDIAN WELLS CA 92210

ASMT: 648110014, APN: 648110014 STACEY WALKER 66773 CAHUILLA AVE DSRT HOT SPG CA 92240

ASMT: 648110016, APN: 648110016 CAROL LEWIS, ETAL 71847 SAHARA RD RANCHO MIRAGE CA 92270

ASMT: 648120001, APN: 648120001 SHARON EPPS, ETAL 44725 SAN LUIS REY AVE PALM DESERT CA 92260

ASMT: 648120004, APN: 648120004 LINDARAE LEWIS, ETAL 57632 SUNNYSLOPE DR YUCCA VALLEY CA 92284 ASMT: 648120005, APN: 648120005 IRINI ARGYROS, ETAL 2813 MONOGRAM AVE LONG BEACH CA 90815

ASMT: 648140001, APN: 648140001 GREGORY FINN, ETAL C/O DESERT ELECTRIC SUPPLY P O BOX 13190 PALM DESERT CA 92255

ASMT: 648140010, APN: 648140010 GAME WILDLIFE CONSERVATION, ETAL C/O WILLIAM L GALLUP 1807 13TH ST NO 103 SACRAMENTO CA 95814

ASMT: 648150020, APN: 648150020 CORNERSTONE AMERICA C/O CRAIGE CAMPBELL P O BOX 2516 RANCHO MIRAGE CA 92270

ASMT: 648150028, APN: 648150028 MARCELLINE MARIN 75165 SHERYL AVE PALM DESERT CA 92211

ASMT: 648150029, APN: 648150029 SA RECYCLING C/O DAN NAVABPOUR 3200 E FRONTERA ST ANAHEIM CA 92807

ASMT: 648150033, APN: 648150033 RPS PROP II 24 CARY LN BLOOMFIELD CT 6002 ASMT: 648150035, APN: 648150035 TALLIEU CONST LTD C/O ARAWAY LTD & TALLIEU 7400 ROBLIN BLV HEADINGLY MB CANADA R4H1A5

ASMT: 670090003, APN: 670090003 PAUL OSOSKI 77 FORDHAM DR BUFFALO NY 14216

ASMT: 650020001, APN: 650020001 ALEXANDER TYNBERG 70711 TAMARISK LN RANCHO MIRAGE CA 92270 ASMT: 670090006, APN: 670090006 SOUTHERN CALIFORNIA EDISON CO P O BOX 410 LONG BEACH CA 90801

ASMT: 650020027, APN: 650020027 BRADLEY MCCALL C/O MIGHTY DEV INC 3296 E GUASTI RD STE 120 ONTARIO CA 91761 ASMT: 670090007, APN: 670090007 SOUTHERN CALIF EDISON CO P O BOX 800 ROSEMEAD CA 91770

ASMT: 650020030, APN: 650020030 COACHELLA INV #2, ETAL P O BOX 230698 PORTLAND OR 97281 ASMT: 670100002, APN: 670100002 H N C/O CECELIA HANN NISHIGUCHI 24335 ARCADIA ST SANTA CLARITA CA 91321

ASMT: 650380004, APN: 650380004 MERRITT WILLIAMS 1688 CERVATO CIR ALAMO CA 94507 ASMT: 670100003, APN: 670100003 USA 670 UNKNOWN 01-18-90

ASMT: 650380006, APN: 650380006 DAVID WILLIAMS 6600 FRASERWOOD PL RICHMOND BC CANADA V6W1J3 ASMT: 670240017, APN: 670240017 ALYCE LAZAR, ETAL 334 HERMOSA PL PALM SPRINGS CA 92262

ASMT: 650380008, APN: 650380008 IE ENTERPRISES 41800 HARRISON DR PALM DESERT CA 92211

CUP03252R4 7/31/2013 2:35:09 PM

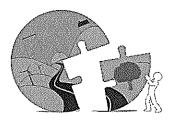
Owner: SA Recycling 2411 N Glassell St Orange, CA 92865

City of Cathedral City Planning Dept. 68-700 Avenida Lalo Guerrero Cathedral City, CA 92234 Applicant: SA Recycling 29-250 Rio Del Sol Rd Thousand Palms, CA 92276

Riv Co En Health LEA 47-950 Arabia Street Ste. A Indio, CA 92201

Attn; Ian MacMillian So Coast AQMD 21865 Copley Drive Diamond Bar, CA 91765

CUP03252R4 EXTRA LABELS



RIVERSIDE COUNTY PLANNING DEPARTMENT

FROM: Riverside County Planning Department

Carolyn Syms Luna Director

TO: Office of Planning and Research (OPR)

Sacramento, CA 95812-3044 County of Riverside County Clerk	 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409 	□ 38686 El Cerrito Road Palm Desert, California 92211
SUBJECT: Filing of Notice of Determination in complian	ice with Section 21152 of the California Public Resources Cod	e.
EA42522, CONDITIONAL USE PERMIT NO. 3252, REV Project Title/Case Numbers	ISED PERMT NO. 4	
Jay Olivas County Contact Person	(951) 955-1195 Phone Number	
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)		- Administra
SA Recycling Project Applicant	29-250 Rio Del Sol Rd. Thousand Palms, CA 92276 Address	
29-250 Rio Del Sol Road Thousand Palms, CA. Project Location		
Phased expansion of an existing outdoor recycling facility for green and wood waste, composting, asphalt an Project Description This is to advise that the Riverside County Planning Cor	ity from 25 acres to 41 acres with approximately 380,000 to and concrete materials, white goods, end of life vehicle procession mmission, as the lead agency, has approved the above-reference.	ng with storage and future warehouse.
 has made the following determinations regarding that pro The project WILL NOT have a significant effect on the 	oject: he environment. the project pursuant to the provisions of the California Environ papproval of the project. In WAS NOT adopted.	-
This is to certify that the Mitigated Negative Declaration, County Planning Department, 4080 Lemon Street, 12th F	with comments, responses, and record of project approval is a Floor, Riverside, CA 92501.	vailable to the general public at: Riversid
Signature	Title	Date
Date Received for Filing and Posting at OPR:	MINISTER STATE OF THE STATE OF	
DM/rj Revised 8/25/2009 Y:\Planning Case Files-Riverside office\PUP00919\NOD Form.docx		
Please charge deposit fee case#: ZEA42522 ZCFG05	898 . FOR COUNTY CLERK'S USE ONLY	
<u> </u>		



PLANNING DEPARTMENT

Carolyn Syms Luna Director

MITIGATED NEGATIVE DECLARATION

	MITIGATED NEGATIVE DECLARATION
	Project/Case Number: CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4
	Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.
	PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)
	COMPLETED/REVIEWED BY:
	By: Jay Olivas Title: Project Planner Date: October 25, 2013
	Applicant/Project Sponsor: SA Recycling Facility Date Submitted: June 6, 2012
	ADOPTED BY: Planning Commission
	Person Verifying Adoption: Date:
	The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at: Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501 For additional information, please contact Jay Olivas, Project Planner at 951-955-1195. Revised: 10/16/07 Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc
Ple	ase charge deposit fee case#: ZEA42522 ZCFG05898 FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1205295

4080 Lemon Street Second Floor 39493 Los Alamos Road Suite A 38686 El Cerrito Road Palm Desert, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8277

(951) 955-3200

(951) 600-6100

Received from: FARANO JEFF \$64.00

paid by: CK 90133680

paid towards: CFG05898

CALIF FISH & GAME: DOC FEE

EA42522

at parcel #: 29250 RIO DEL SOL THOU

appl type: CFG3

By Jun 20, 2012 12:04

MGARDNER posting date Jun 20, 2012

Account Code 658353120100208100

Description

CF&G TRUST: RECORD FEES

Amount \$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1208400

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8277

(951) 955-3200

(951) 600-6100

Received from: FARANO JEFF

\$2,101.50

paid by: CK 90144747

paid towards: CFG05898

CALIF FISH & GAME: DOC FEE

EA42522

at parcel #: 29250 RIO DEL SOL THOU

appl type: CFG3

Account Code 658353120100208100

Description CF&G TRUST

Amount \$2,101.50

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.: 3 · 3

Area Plan: Temescal Canyon
Zoning District: Glen Ivy Area
Supervisorial District: First
Project Planner: David L. Jones

Planning Commission: December 4, 2013

RECLAMATION PLAN NO. 135 ORDER TO

COMPLY

Environmental Assessment No. N/A Applicant: Mission Clay Products Engineer/Representative: Ken Garrett

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Reclamation Plan No. 135 Order to Comply (OTC) was issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner's/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

ISSUES OF POTENTIAL CONCERN:

Mining Outside of Approved Mining Reclamation Plan

As explained above and in the OTC, the mining operation has extended its operations outside of the limits of the approved reclamation plan. County Ordinance No. 555 Section 9.a. requires the mining operator to pose adequate financial assurance for reclamation of disturbance prior to commencement of the surface mining operation.

Over-steepened Slopes

The reclamation plan does not allow vertical slopes; this mining operation has constructed several vertical slopes. This amounts to a potential safety hazard and a direct violation of the approved mining permit.

Tailings/Fill Material Side Cast

The mining operation has resulted in materials being side cast or pushed into the drainage located along the northern limits of the approved reclamation plan. In addition, the mining operation has failed to provide sufficient compaction and erosion control on fill slopes and other areas of the site resulting in excessive erosion. This amounts to a potential water quality impacts.

Non-filing of Annual SMARA Inspection Application

Pursuant to County Ordinance No. 555, an application for a special inspection permit shall be submitted and the special inspection permit fee set forth in Ordinance No. 671 shall be paid concurrently with the operator's report submitted pursuant to Section 2207 of the Public Resources Code by July 1st of each year. The operator failed to submit by July 1, 2013.

Updated Financial Assurance Cost Estimate

County Ordinance No. 555 requires the amount of a mining operation's financial assurance to be adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan and to be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. This mining operation has not provided an updated financial assurance cost estimate (FACE) this year. Mining disturbance has extended beyond the limits of which can be reclaimed under the current amount of financial assurance on file (\$49,318.85).

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR),

Light Industrial (LI), Open Space: Conservation

(OS-C), and Open Space – Water (OS-W)

2. Surrounding General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR),

Light Industrial (LI), Open Space: Conservation

(OS-C), and Open Space – Water (OS-W)

3. Existing Zoning (Ex. #2): Specific Plan (SP) [SP00353 – Serrano)

4. Surrounding Zoning (Ex. #2): Mineral Resources (M-R), Mineral Resources and

Related Manufacturing (M-R-A), Manufacturing – Medium (M-M), Scenic Highway Commercial (C-P-

S), Specific Plan (SP)

5. Existing Land Use (Ex. #1): Mining

6. Surrounding Land Use (Ex. #1): Manufacturing to the North, south, Open Space to

the South, Interstate 15 to the West, and Open

Space to the East.

7. Project Data: Total Acreage: 285.66

8. Environmental Concerns: CEQA Exempt Case

RECOMMENDATIONS:

<u>DISCUSS AND CONTINUE TO JANUARY 15, 2014 PLANNING COMMISSION HEARING</u> the findings of the Notice and Order to Comply to confirm the operator's understanding of the Notice and Order to Comply and to evaluate any progress the operator may have achieved since issuance of the Notice and Order to Comply.

<u>FINDINGS</u>: The following findings are a summary of existing land use and summary of the Notice and Order to Comply:

V

- The project site is designated Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan.
- 2. The existing use, surface mining, is a permitted use in the in the Open Space Water (OS-W) designation. The existing use, surface mining, is not expressly a permitted use in the in the Community Center (CC), Commercial Retail (CR), Light Industrial (LI), or Open Space: Conservation (OS-C) designation.
- 3. The project site is surrounded by properties which are designated Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space Water (OS-W) on the Temescal Canyon Area Plan.
- 4. The zoning for the subject site is Specific Plan (SP).
- 5. The existing use, surface mining, is not a permitted conditional use in this Specific Plan. However, mining is a contemplated use until future development under the Specific Plan is initiated.
- 6. The existing use, surface mining, is not consistent with the development standards set forth in the Specific Plan. However, mine reclamation is designed to leave the site rough graded for future uses defined in the Specific Plan.
- 7. The project site is surrounded by properties which are zoned M-M, M-R-A, CPS, and R-R.
- 8. Similar mining uses have been previously constructed in the project vicinity.
- 9. This mine is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan, the Coachella Valley Multiple Species Habitat Conservation Plan or any other currently approved Multiple Species Habitat Conservation Plan.
- 10. This existing mining operation is not within a City but is within the City Sphere of Corona.
- 11. This existing mining operation is located within a very high fire hazard severity zone.
- 12. The existing mining operation is not in compliance with its approved mining permit or reclamation plan (See attached Notice and Order to Comply for specific SMARA-related violations).
- 13. The mining operation has gone outside of the limits of the approved reclamation plan.
- 14. The mining operation has constructed slopes steeper than allowed in the approved reclamation plan.
- 15. The mining operation has cast material into the waterway located at the northern end of the site.

CONCLUSIONS:

1. The existing mining operation is in conformance Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan, but not consistent

- with Community Center (CC), Commercial Retail (CR) and other elements of the Riverside County General Plan. This project is in violation with General Plan policies OS 14.1 and OS 14.4.
- 2. The existing project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 in that Specific Plan No. 353 is conditioned for the mining operation to cease prior to approval of any implementing projects.
- 3. The public's health, safety, and general welfare are not currently protected through project design.
- 4. The existing mining operation is compatible with the present development but not with future logical development of the area.
- 5. The existing mining operation may have a significant effect on the environment.
- 6. The existing mining operation will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
- 7. The existing mining operation is in violation of its' approved reclamation plan.
- 8. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised reclamation plan application.
- The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.

INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. As of this writing, the mine operator (Mission Clay Products) has not applied for their 2013 annual SMARA mine inspection.
- 3. As of this writing, the mine operator (Mission Clay Products) has submitted an application to revise their mining permit but, has not submitted the necessary amended exhibits and deposit based fee to continue processing this application.
- 4. The project site is <u>not</u> located within:
 - a. A City;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;
 - d. An area drainage plan;
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - f. A fault hazard area;
 - g. A high liquefaction hazard potential area

- h. The project site is located within an area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance) and MRZ-3 (Areas of Undetermined Mineral Resource Significance).
- 5. The subject site is currently designated as Assessor's Parcel Numbers 283-200-009, 283-200-010, 283-190-014 and 283-190-027.

B:\Geology\SMP\SMARA 2013\NOV-OTC\Ben's Mine\Staff Report.docx

Date Prepared: 10/28/13 Date Revised: 11/11/13 Agenda Item No.: 3.4

Area Plan: Western Coachella Valley Zoning District: Bermuda Dunes Supervisorial District: Fourth

Project Planner: Jay Olivas

Planning Commission: December 4, 2013

TENTATIVE TRACT MAP NO. 30966,

REVISED MAP NO. 1 E.A. Number: 42587

Applicant: Encore Homes, LLC

Eng-Rep.: Mickie Riley

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 30966, Revised Map No. 1 proposes to subdivide 40.19 gross acres into 202 residential lots (Schedule A) as a Senior Citizen Planned Residential Development (PRD). The PRD consists of lot sizes ranging from approximately 3,500 square feet to 10,500 square feet with detached single-family residential units ranging in size from approximately 1,657 square feet to 1,903 square feet with a maximum height of 18 feet (single-story). The PRD also includes a 3,221 square foot community center building with a maximum height of 18 feet with a swimming pool, a detention basin/dog park, a drainage channel, and common area landscaping. Project grading consists of approximately 130,486 cubic yards of cut and 107,827 cubic yards of fill. The site grading will be balanced.

The project is located northerly of northerly of Interstate 10 and 40th Avenue, westerly of Adams Street, southerly of Manorgate Road, and easterly of Somerset Avenue.

ISSUES OF POTENTIAL CONCERN:

Drainage and traffic improvements were issues of potential concern, however, these concerns were addressed by submitted technical reports which were reviewed and cleared by the affected county departments with recommended conditions.

To address drainage concerns, the land divider will provide key improvements such as a multi-use recreational area directing the regional storm water discharges through the site from the southwesterly corner of the adjoining Sun City Palm Desert development to a point where the flows cross over Adams Street just north of 40th Avenue. The developer is also proposing the use of a low water crossing to protect the intersection of Adams Street and 40th Avenue. Additionally, on-site drainage will be collected through an underground storm drain system within the street right-of-way flowing into an on-site detention basin. Development of the proposed drainage facilities will also be coordinated with the Coachella Valley Water District and the City of Indio.

To address traffic concerns, the land divider will be incorporating certain right-of-way widths such as 37 foot half width for 40th Avenue and pay 25% of the total cost of the traffic signal installation at Adams Street at 40th Avenue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):

2. Surrounding General Plan Land Use (Ex. #5):

Medium High Density Residential (5-8 DU/AC) / Open Space – Water (OS-W) Medium High Density Residential (5-8 DU/AC) Medium Density Residential (2-5 DU/AC), Open Space - Recreation (OS-R), City of Indio (Business Park (BP) – Auto Mall and Country Estates (CE)) and Interstate 10. R-4, W-1

3. Existing Zoning (Ex. #2):

TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1

PC Staff Report: December 4, 2013

Page 2 of 4

4. Surrounding Zoning (Ex. #2):

5. Existing Land Use (Ex. #1):

6. Surrounding Land Use (Ex. #1):

7. Project Data:

SP, City of Indio (CE, BP)

Vacant

Residential, Golf Course, Auto Mall

Total Acreage: 40.19 acres

Total Proposed Residential Lots: 202 Proposed Minimum Lot Size: 3,500 Sq. Ft.

See attached environmental assessment

RECOMMENDATIONS:

8. Environmental Concerns:

<u>ADOPTION</u> of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. **42587**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVAL</u> of TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and the attached environmental assessment, which is incorporated herein by reference.

- 1. The land divider proposes a Senior Citizen Planned Residential Development (PRD) to divide 40 acres into 202 single family lots (Schedule A) with a community center building and drainage facilities.
- 2. The project site is designated "Medium High Density Residential" (5-8 DU/AC) by the Riverside County General Plan with adjoining land being located in areas designated "Adopted Specific Plan" and areas being located within the City of Indio. The proposed project is consistent with "Medium High Density Residential" (5-8 DU/AC) designation in that project has a density of approximately 5.07 dwelling units to the acre with the open space lot (40.19 acres) and 6.25 dwelling units to the acre without the open space lot (32.33 acres).
- 3. The project site is currently zoned Planned Residential (R-4) and Watercourse, Watershed, and Conservation Areas (W-1) with surrounding zones consisting of Specific Plan (SP) and within the City of Indio Country Estates (CE) and Business Park (BP).
- 4. A senior citizen planned residential development for 202 single family residential lots with recreation space is permitted in the existing R-4 and W-1 zones subject to approval of the tentative tract map.
- 5. The subject site is currently vacant. Surrounding land uses consist of single-family housing units to the north and west as part of Del Webb, an auto mall to the south, and residential and vacant land to the east within the City of Indio.
- 6. Domestic water and sewer will be provided by the Coachella Valley Water District in conformance with the water and sewer land use standards of the General Plan.
- 7. The project is adjacent to Avenue 40 (77' R-O-W) and Adams Street (94' R-O-W); the project would provide appropriate mitigation including right-of-way dedication, and off-site traffic mitigation such as Transportation Uniform Mitigation Fees (TUMF) and signal mitigation fees, in conformance with circulation land use standards of the General Plan.

TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1

PC Staff Report: December 4, 2013

Page 3 of 4

- 8. The proposed tract map will reduce visual impacts as a result of the senior citizen planned residential development which will be buffered by building design, decorative fencing, and landscaping.
- 9. The proposed tract map is within two miles of a fire station and will provide additional on-site fire protection improvements in conformance with the fire services land use standards of the General Plan.
- 10. The proposed tract map is within the Sphere of Influence of the City of Palm Desert whose transmittal of May 29, 2013 indicated no objection.
- 11. The proposed tract incorporates noise attenuation measures to reduce traffic noise levels below significance based on the County Department of Environmental Health, Office of Industrial Hygiene transmittal of July 16, 2013 requiring the installation of decorative masonry block walls or combination berm and block walls along 40th Avenue and portions of Adams Street.
- 12. The proposed tract map was heard by the Riverside County Airport Land Use Commission on July 11, 2013 and the tract map was found to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.
- 13. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
- 14. The project was routed to the Sun City/Palm Desert Community Association whose comment letter of August 19, 2013 indicated no objection.
- 15. The initial study performed pursuant to Environmental Assessment No. 42587 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Air Quality
 - c. Hazards & Hazardous Materials
 - d. Hydrology/Water Quality
 - e. Noise
 - f. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the initial study, Conditions of Approval, and attached government agency letters. No other significant impacts were identified.

CONCLUSIONS:

- 1. The proposed project is in conformance with all elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the R-4 and W-1 zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
- 3. The proposed project is consistent with the Schedule "A" map requirements and all other applicable provisions of Ordinance No. 460.

TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1

PC Staff Report: December 4, 2013

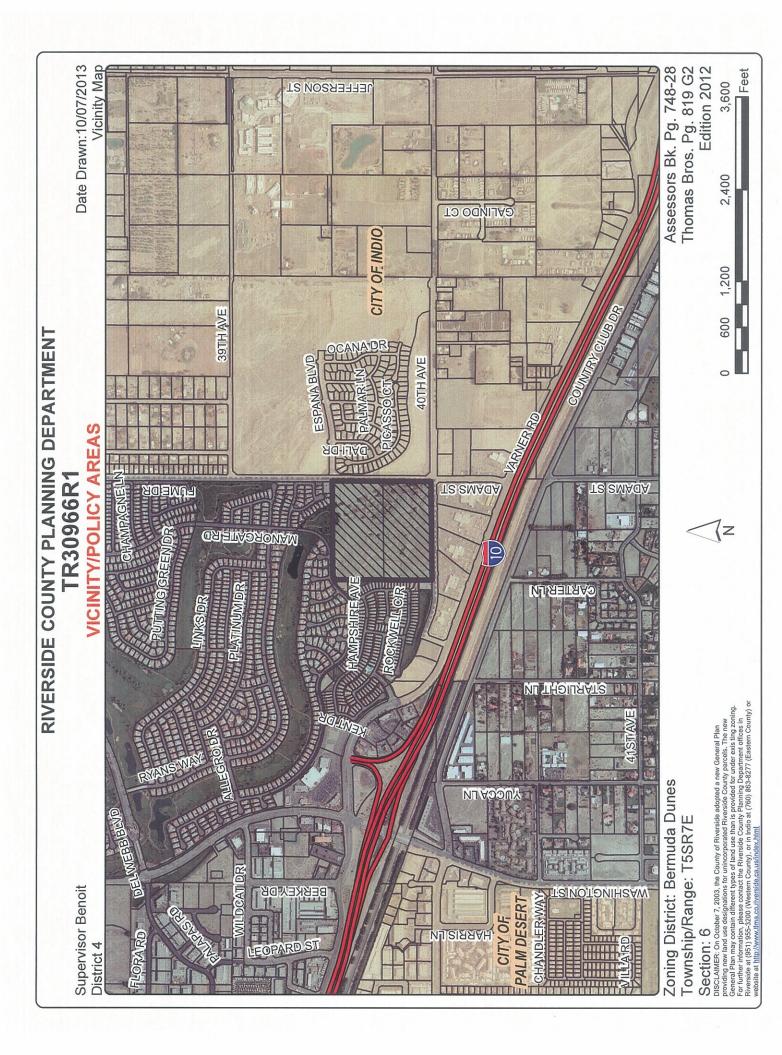
Page 4 of 4

4. The public's health, safety and general welfare are protected through project design and recommended improvements.

- 5. The proposed project is conditionally compatible with the present and future logical development of the area.
- 6. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

- 1. As of this writing (11/13/13), no comment letters in support or objection have been received from the general public.
- 2. The project site is <u>not</u> located within:
 - a. A Tribal Land.
 - b. A General Plan Policy Overlay Area.
 - c. A Specific Plan.
 - d. A Zoning Overlay Area.
 - e. An Agricultural Preserve.
 - f. A fault zone.
 - g. A High Fire Area.
 - h. An Historic Preservation District.
 - g. A Blow Sand area.
 - h. Fringe-toed lizard or burrowing owl habitat
- 3. The project is located within:
 - a. The City of Palm Desert sphere of influence.
 - b. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).
 - c. An area of moderate liquefaction potential.
 - d. An area susceptible to subsidence.
 - e. An area of low potential for Paleontological Sensitivity.
- 4. The subject site is currently designated as Assessor's Parcel Number 748-280-008 and 748-280-009.



RIVERSIDE COUNTY PLANNING DEPARTMENT TR30966R1 Date Drawn: 10/07/2013 Supervisor Benoit LAND USE Exhibit 1 District 4 GOLF COURT SF RES 39TH AVE GOLDEN REEDS DR CITY OF INDIO SF RES NECTARINE GOLF COURT VAC ESPANA BLVD AFFALA DR MAJORCA DR DALI DR SF RES CT OLITE HAMPSHIRE AVE SF RES TONBURY WAY VAC 40 AC PICASSO CT ROCKWELL CIR SFIRES VAC VAC 40TH AVE SF RES SF RES VAC CITY OF INDIO COUNTRY CLUB DR SF RES VAC SF RES SFIRES Assessors Bk. Pg. 748-28 Zoning District: Bermuda Dunes Thomas Bros. Pg. 819 G2 Township/Range: T5SR7E Edition 2012 Section: 6

300

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under exist sing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.chrenide.ca.us/index.html

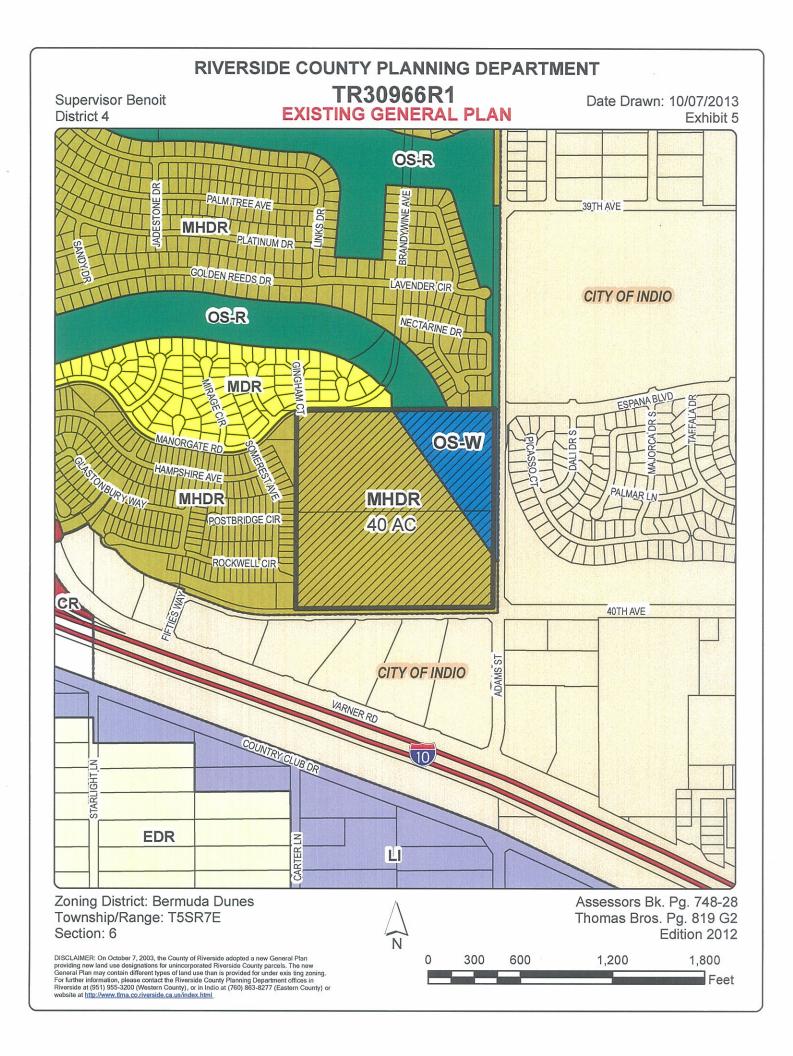
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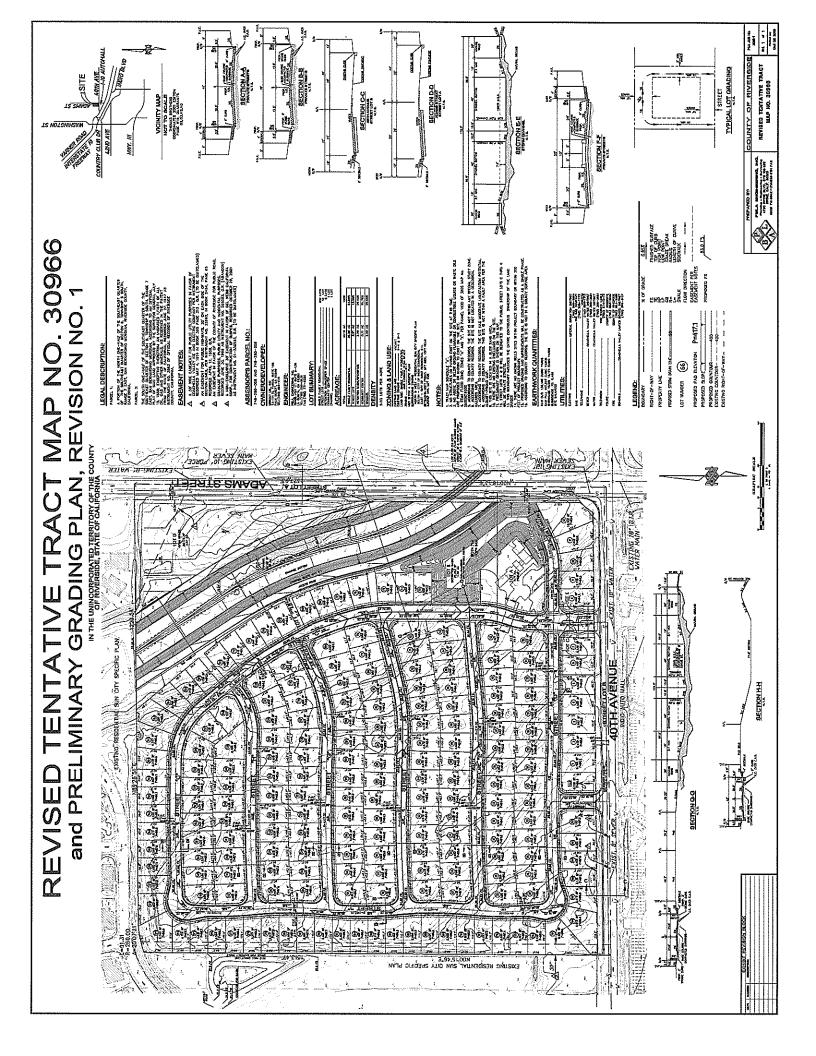
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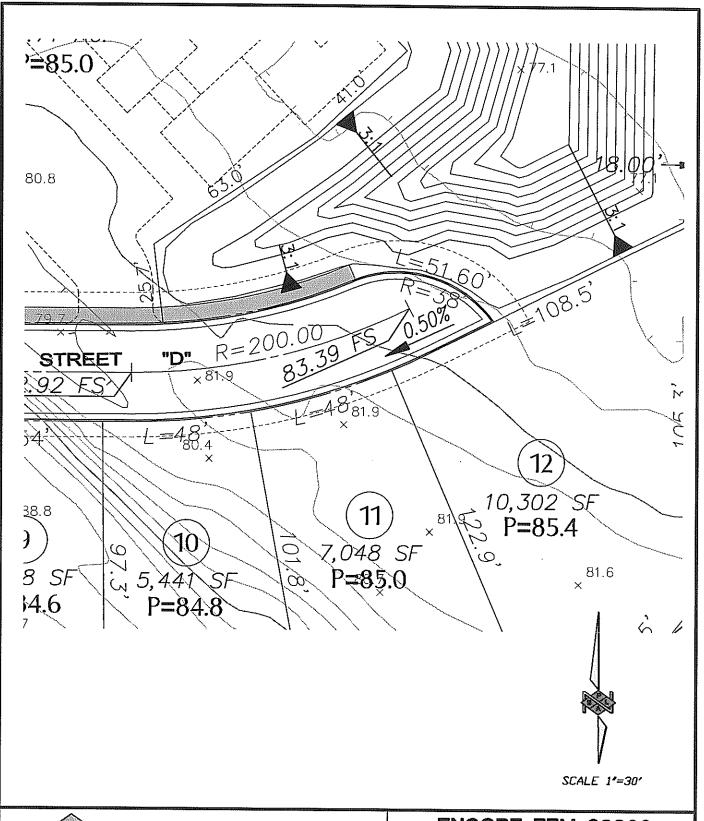
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1,200











PBLA ENGINEERING, INC.

Planning • Engineering • Surveying 4790 IRVINE BLVD,. STE 105-262 IRVINE, CALIF. 92620 (888) 714-9642 • (714)389-9191 FAX

ENCORE TTM 30966 RIVERSIDE COUNTY, CA STREET D CUL-DE-SAC

SHEET 1 of 1

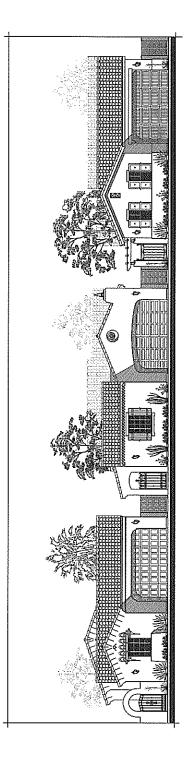
FDR:

COUNTY OF RIVERSIDE

₩.D. 2028–1

Encore Design Manual

County of Riverside, CA Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009



Sheet Index

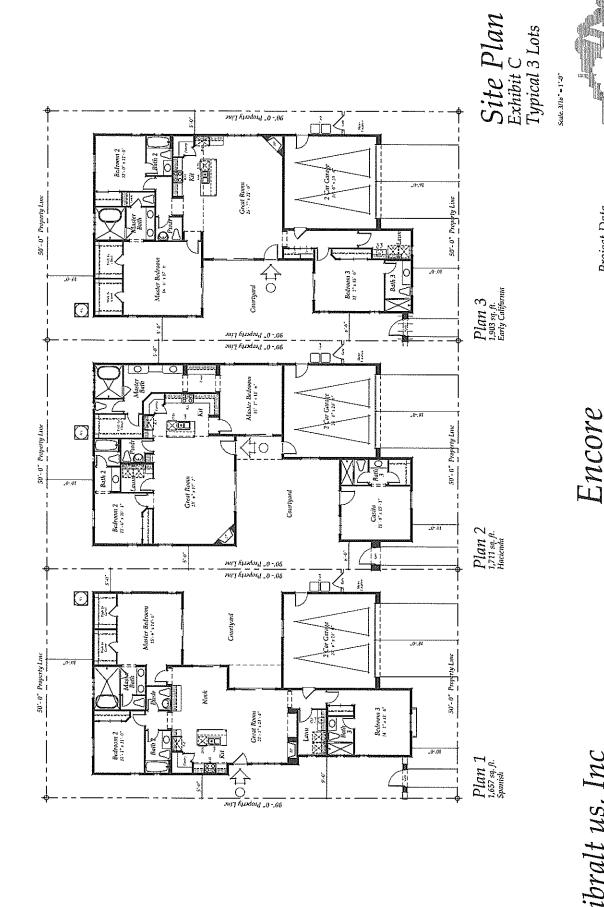
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31411 carnino capiatruno, sulte 300 — 949; 487-2320 san juan capiatrano, ca. 92675 — (ax. 949; 487-2321 3-38-13

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111



#12-26 Sheet A-1

31411 camino capisrano, suite 300 — 849/ 487-2320 aan juan capistrano, ca 92675 — fax 949/ 487-2321 3-28-13 — #12-26

PEKAREK-CRANDELL, Inc. architecture - planning

Occupancy - R-3 Construction Type - Type V Number of Stories - 1

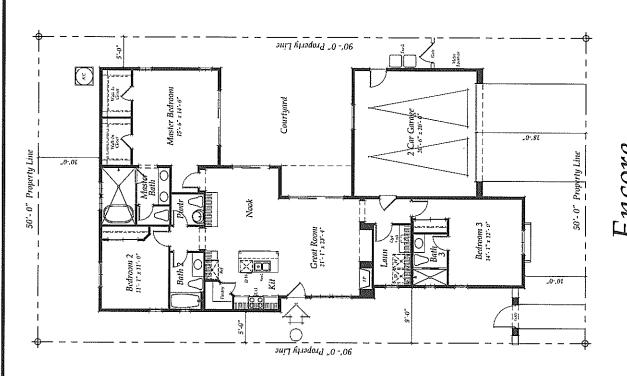
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County of Riverside, CA

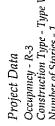
Gibralt us, Inc

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Project Data



3 Bedroom/ 3.5 Bath Plan 1 Exhibit C 1,657 sq. ft.



Occupancy - R-3 Construction Type - Type V Number of Stories - 1

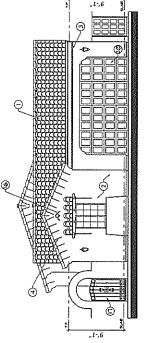
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County of Riverside, CA

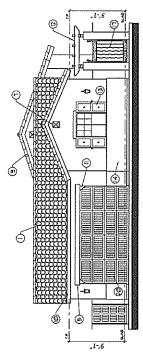
Gibralt us, Inc 73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

PEKAREK-CRANDELL, Inc. Scale: 1/4" = 1'-9"

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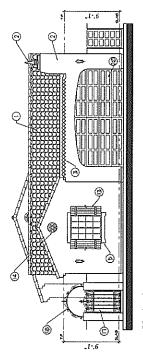
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Exterior Materials

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Hacienda

Encore

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

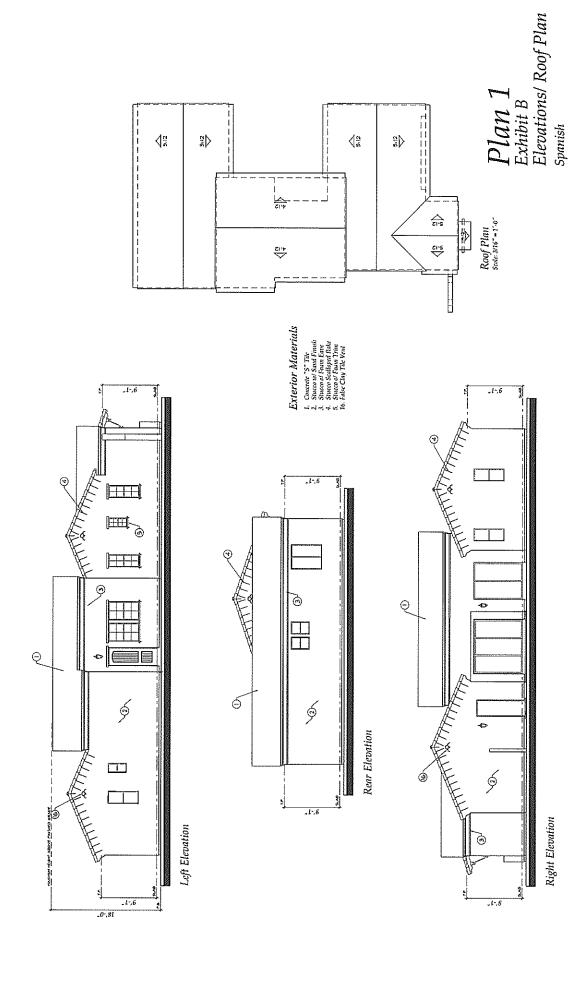
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Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

Front Elevations Plan 1 Exhibit B



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Encore

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

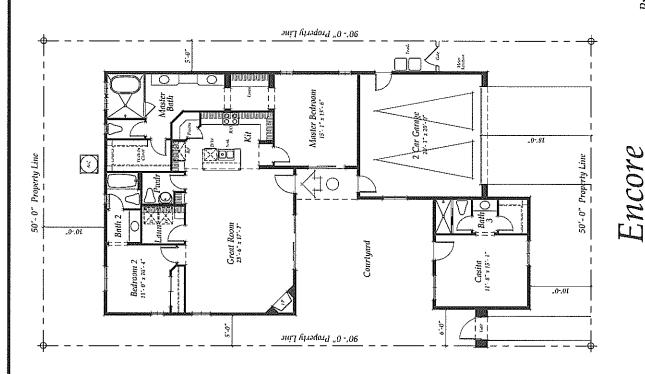
Gibralt us, Inc 73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

Scale: 1/4" = 1'-0"

Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

PEKAREK-CRANDELL, Inc. architecture - planning

31411 camino capiatrano, sulto 300 9491 487-2320 san juan capiatrano, ca 92675 fax 9491 487-2321 3-28-13



2 Bed + Casital 3.5 Bath Plan 2 Exhibit C 1,711 sq. ft.

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009

County of Riverside, CA

Gibralt us, Inc

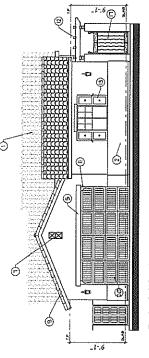
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Project Data

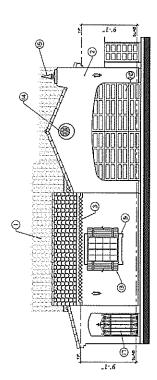
Occupancy - R-3 Construction Type - Type V Number of Stories - 1

PEKAREK-CRANDELL, Inc. architecture - planning Scule: 1/4" = 1'-0"

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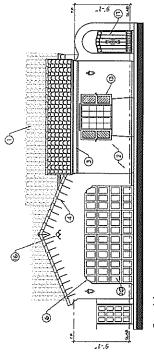
Early California



Hacienda

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Exterior Materials



Spanish

Encore

Gibralt us, Inc

73-111 El Paseo, Suite 105 Paln Desert, CA 92260 (760) 862-1111

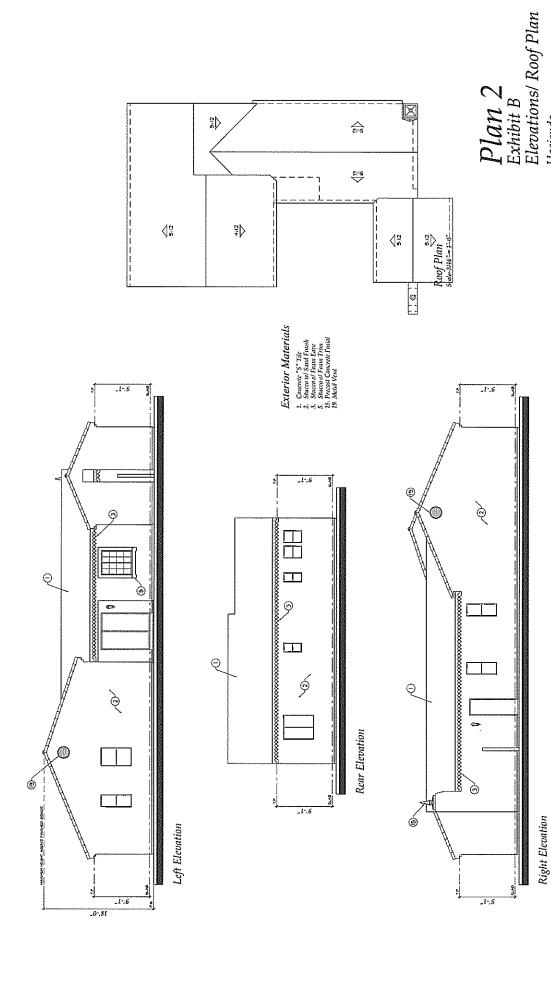
Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

Plan 2 Exhibit B Front Elevations



31411 carrino capistrano, sulta 300 949/487-2320 san juan capistrano, ca 92675 fax 949/487-2321 3-28-13 #12-26



Hacienda

Scale: 1/4" == 1'-0"



PEKAREK-CRANDELL, Inc. architecture - planning

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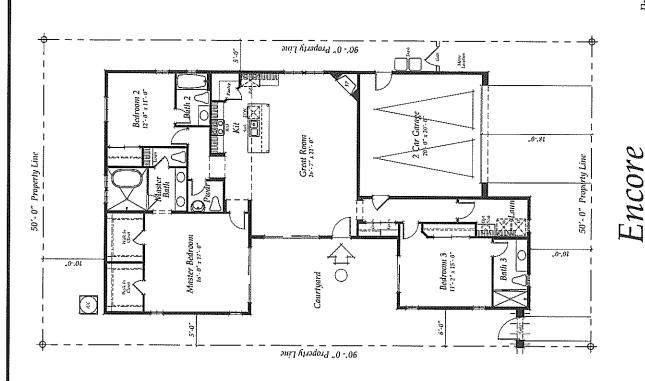
Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA Encore

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

Project Data



Plan 3 Exhibit C 1,903 sq. ft. 3 Bedroom/ 3.5 Bath

Project Data

Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009

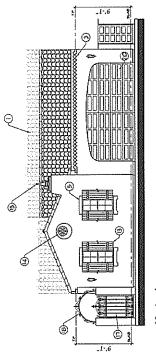
County of Riverside, CA

Gibralt us, Inc

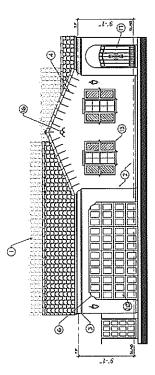
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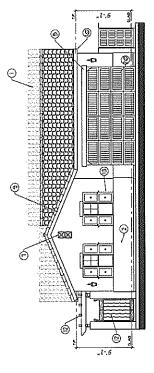
:12-26 Sheet A-8 31411 camino capisumo, suite 300 949/ 487-2326 san juan capisurano, ca 92675 fax 949/ 487-2321 3-28-13 architecture - planning



Hacienda



Sparrish



Early California

Encore

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

Revised Tenative Tract Map No. 30966 R1 APN, # 748-280-006 & 748-280-009 County of Riverside, CA

Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

Exterior Materials

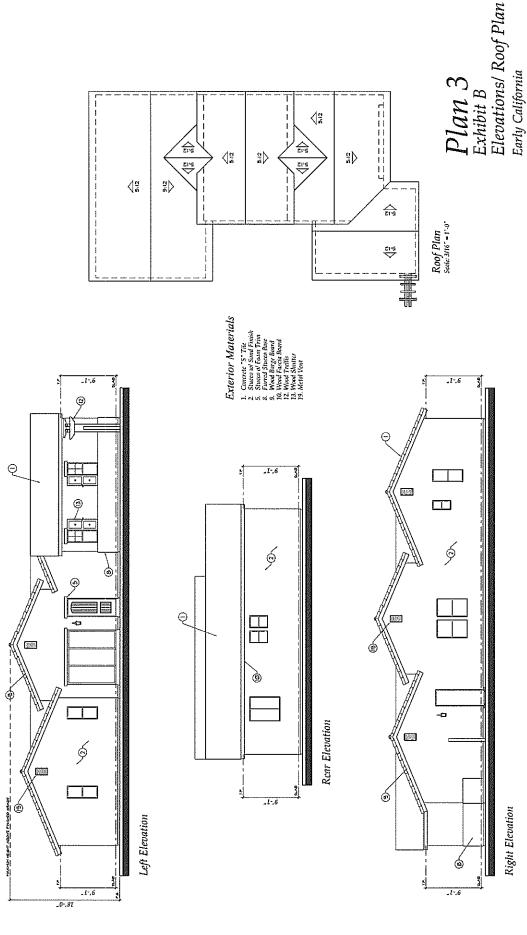
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23. Rusel Man Accent
24. Rusel Portyles Sectional Conrege Door

Plan 3 Exhibit B Front Elevations



31411 camino capistrano, sulto 300 949/487-2320 san juan capistrano, ca 92675 fax 949/487-2321 3-28-13

#12-26 Sheet A-9



Encore

Gibralt us, Inc

73-111 El Pasco, Suite 105 Palm Desert, CA 92260 (760) 862-1111

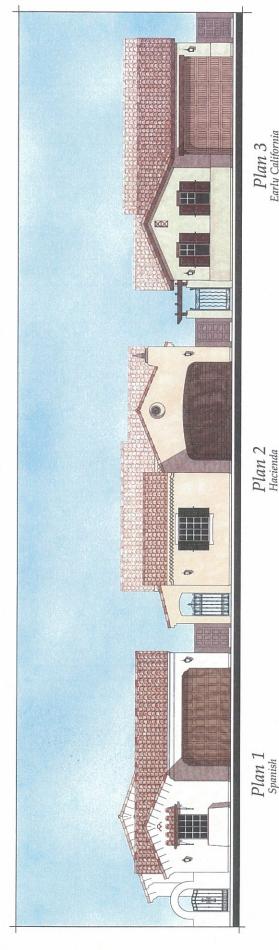
County of Riverside, CA Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009

PEKAREK-CRANDELL, Inc. Scale, 114" = 1'-0" Occupancy - R-3 Construction Type - Type V Number of Stories - 1

architecture - planning

Project Data

#12-26 Sheet A-10 31411 carnino capiatrano, suito 300 | 549/487-2320 san juan capiatrano, ca 92675 | fax 949/487-2321 3-28-13 |



Plan 2 Hacienda

Plan 3 Early California

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

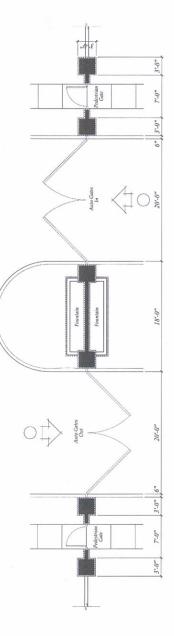
Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

Street Scene Exhibit B

Scale: 1/4" = 1'-0"

31411 camino capistrano, sulto 300 949/487-2320 san juan capistrano, ca 92675 fax 949/487-3321 3-26-13 Sheet A-11 PEKAREK-CRANDELL, Inc. architecture - planning



Exterior Materials

- 1. Stone Veneer
 2. Brief Cap
 3. Wood of Steel Frame Auto Gate
 4. Wood of Steel Frame Pedestrian Gate
 5. Wood Trellis
 6. Decorative Frame Bars
 7. Decorative Tien Bars
 8. Copper Spout
 9. 6-70-Flogist Status
 10. Exterior Light Frature Scotskala" By Maxim
 10. Exterior Light Frature Scotskala"

6

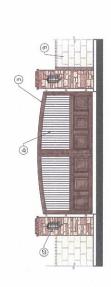
Encore

H .

Front Elevation @ Entry

Left

Right



Front Elevation @ Exit

Encore

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Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA



Typ. Light Fixture

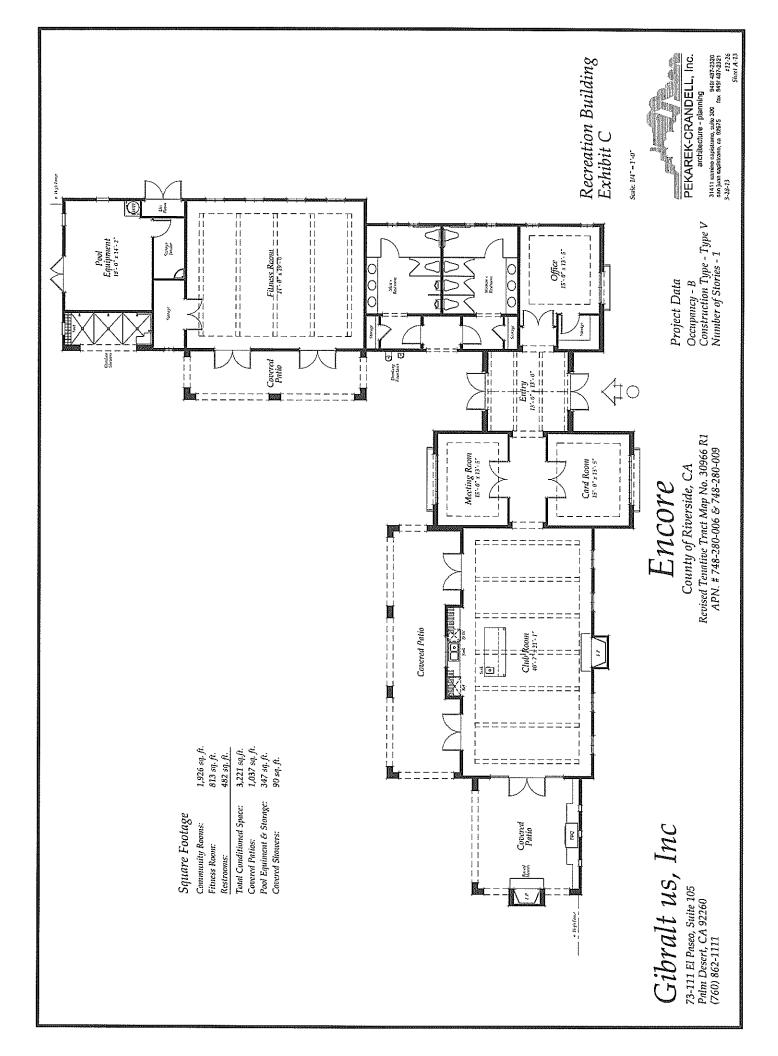
Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

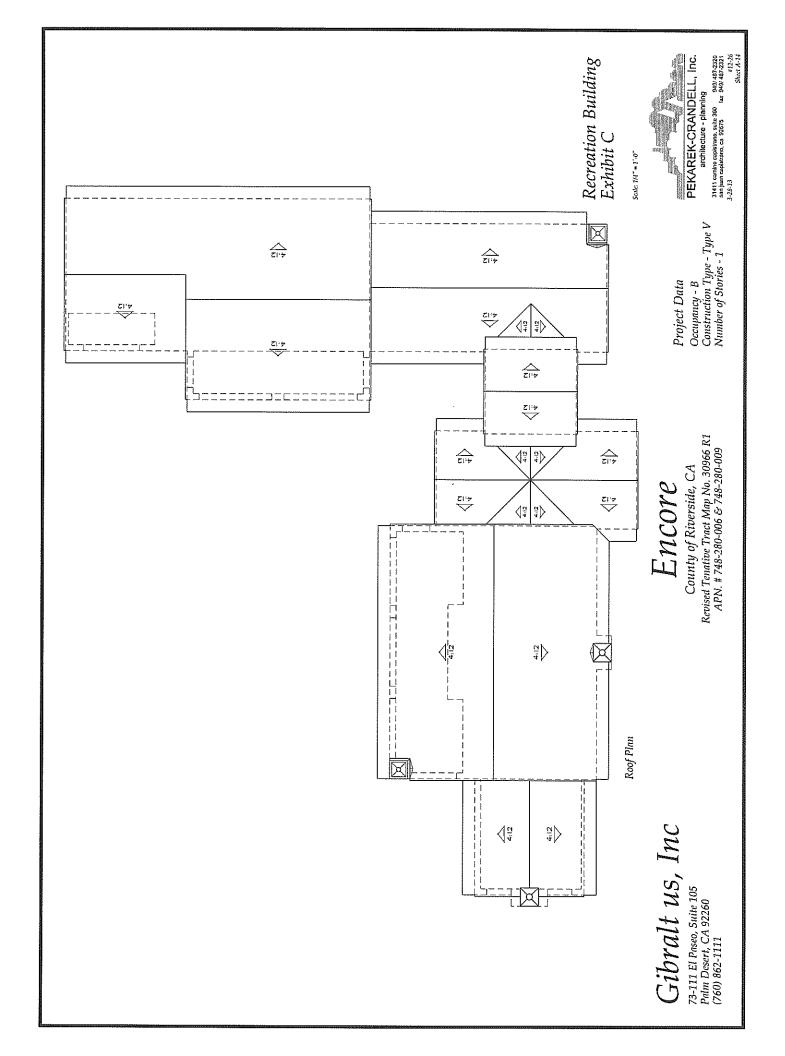
Gated Entry & Exit Exhibit B & C

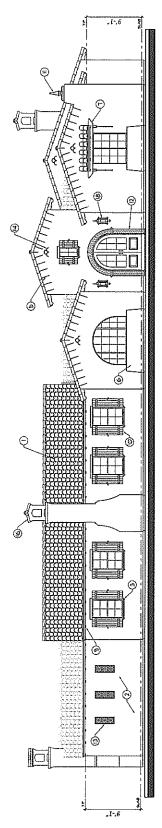
Scale: 1/4" = 1'-0"



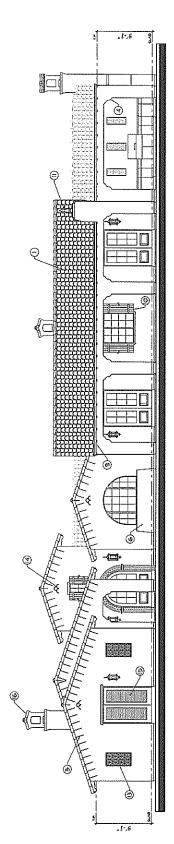
31411 carnino capistrano, sulte 300 949/487-2320 san juan capistrano, ca 92675 fax 949/487-2321 3-28-13 Shect A-12







Front Elevation



Rear Elevation



Typ. Light Fixture

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Encore

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

Exterior Materials

11 Procest Concrete Fund
12 Procest Concrete Fund
13 December Concrete Stream
13 December Concrete Stream
14 False Clay The Vent Block
15 Media Demorred Daves
16 Media Browned Daves
16 Media Stream of The Condews Shownes
18 Leaven Light Frauer Scatisher **

Project Data

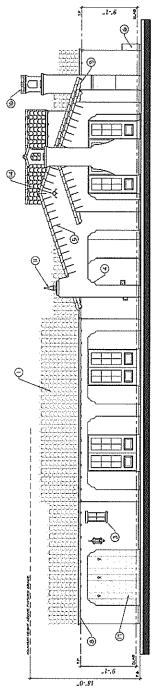
Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Recreation Building Exhibit B

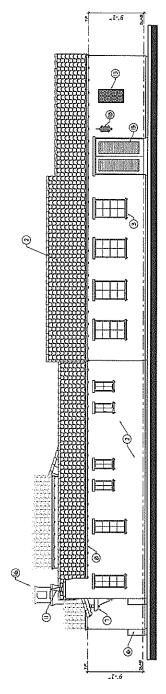


PEKAREK-CRANDELL, Inc. architecture - planning

#12-26 Sheet A-15 31411 camino capiatrano, suite 300 949/487-2320 san juan capiatrano, ca 92675 fax 949/487-2321 3-25-13



Left Elevation



Right Elevation



Typ. Light Fixture

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Encore

Revised Tenative Tract Map No. 30966 R1 APN, # 748-280-006 & 748-280-009 County of Riverside, CA

Exterior Materials

1. Concrete "S" Tile
Succos of Sand Frish
3. Stucco of Faan Trins
4. Stucco of Faan Cortel
5. Soldinged Stuces Rade
6. Furn'd Stucco Postel
6. Furn'd Stucco Postel
8. Wood Facin Band
9. Wood Kyler Tile
9. Wood Kyler Tile

10. Wood Shuther

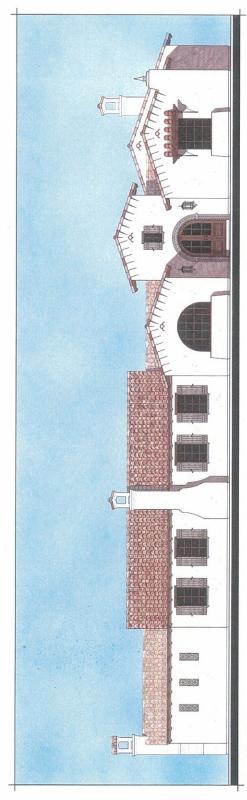
12. Preside Concerte Finish
12. Preside Concerte Finish
13. Decorative Concerte Black
14. False Clay The Vent
15. Metal Enterved Doors
16. Metal Enterved Doors
17. Ceramir Title & Outdoor Shauces
18. Exterior Light Fixture "Scottschile" by Maxim Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

Recreation Building Exhibit B



architecture - planning

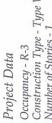
#12-26 Sheet A-16 31411 camino capistrano, suito 300 — 549/ 487-2320 san juan capistrano, ca 92675 — fax 949/ 467-2321 3-28-13



Front Elevation

Recreation Building Exhibit B

Scale: 1/4" = 1'-0"



Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

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Occupancy - R-3 Construction Type - Type V Number of Stories - 1

31411 camino capistrano, suite 300 949; 487-2320 san juan capistrano, ca 92675 fax 949; 487-3221 3-28-13 Sheet A-17 PEKAREK-CRANDELL, Inc. architecture - planning

Color Scheme #1



Rooftile:
 Stucco:

Eagle Roofing Products #8402 Santa Cruz Blend A. Omega Stucco #10 Omega White B. Omega Stucco #419 Light Toast Dunn Edwards Paint #DE6126 Stockhorse 3. Wood Fascial Barge Stucco of Foam Trim Garage Door. 4. Shutters/ Entry Doors: Dunn Edwards Paint #DE6387 Dangerous Robot

Color Scheme #4





Eagle Roofing Products #8806 Tuscon Blend A. Omega Stucco #221 Harvest Gold Rooftile:
 Stucco:

Dunn Edwards Paint #DEA161 Wild Mustang 3. Wood Fascial Barge Stucco ol Foam Trim Garage Door:

4. Shutters/ Entry Doors: Dunn Edwards Paint #DEA176 Iron River

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

Color Scheme #2





Rooftile:
 Stucco:

Eagle Roofing Products #3605 San Benito Blend A. Omega Stucco #12 Ivory 3. Wood Fascial Barge Stucco ol Foam Trim Garage Door:

4. Shutters/ Entry Doors: Dunn Edwards Paint #DE6328 Anchor Gray

Dunn Edwards Paint #DEA162 Log Cabin

Color Scheme #5







Eagle Roofing Products #8708 Del Oro Blend A. Omega Stucco #18 Coconut B. Omega Stucco #133 Mesa Tan Rooftile:
 Stucco:

Dunn Edwards Paint #DE6133 Old Boot 3. Wood Fascia/ Barge Stucco o/ Foam Trim Garage Door: 4. Shutters/ Entry Doors: Dunn Edwards Paint #DE6256 Turtle Trail

Encore

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

Color Scheme #3







Eagle Roofing Products #8830 Albuquerque Blend A. Omega Stucco #233 Chimayo

Dunn Edwards Paint #DEC755 Cocoa 3. Wood Fascial Barge Stucco ol Foam Trim Garage Door:

4. Shutters/ Entry Doors: Dunn Edwards Paint #DEA158 Norhthern Territory

Color Scheme #6







Eagle Roofing Products #3723 Adobe Blend A. Omega Stucco #15 Birch White Rooftile:
 Stucco:

3. Wood Fascial Barge Stucco ol Foam Trim Garage Door:

Dunn Edwards Paint #DE6119 Neutral Valley 4. Shutters/ Entry Doors: Dunn Edwards Paint #DE6091 Red Hook



#12-26 Sheet A-18 31411 camino capistrano, suite 300 949/ 487-2320 san juan capistrano, ca 92675 fax 949/ 487-2321 3-28-13 architecture - planning

WRE TO WALL

Scale: 1"-80'-0"

OVERALL PLAN

Gibralt us, Inc. 33111E Paso, Suite 105 Pain Description of The Control of The Co

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WATER USE	02 LOW	02 LOW	02 LOW				.02 LOW	.02 LOW	WATER USE		WATER USE	LOW 0.2																			WATER USE	
SIZE	24*BOX	24-BOX	24*BOX	24*BOX	24*BOX	15 GAL	24*BOX	24*BOX	SIZE	15 GAL	SIZE	15 GAL	5 GAL	1 GAL	5 GAL	5 GAI	10 CANE MIN. 5" HT MIN	5 GAL	5 GAL	1 GAL	5 GAL	5 GAL	5 GAL	1GAL	5 GAI	5 GAL	5 GAL	5 GAL	5 GAL	5 GAL	SIZE	5 GAL
COMMON NAME	MULGA	SWEET ACACIA	SHOESTRING ACACIA	CASCALOTE	DESERT WILLOW	SMOKE TREE	DESERT MUSEUM PALO VERDE	TEXAS EBONY	COMMON NAME	CALIFORNIA FAN PALM	COMMON NAME	VARIEGATED CENTURY PLANT	CENTURY PLANT	GREEN CARPET NATAL PLUM	FEATHERY CASSIA	SPOTTED FMILBLISH	OCOLITO	FALSE AGAVE	RED YUCCA	NEW GOLD LANTANA	CREOSOTE BUSH	CHIHUAHUAN SAGE	BAROMETERBUSH	DEER GRASS	SANTA RITA PRICKI YPEAR	FIRECRACKER PLANT	MEXICAN BUSH SAGE	ORANGE YELLOW BELLS	SOFT LEAF YUCCA	HARDY HUMMINGBIRD TRUMPET	COMMON NAME	BARBARA KARST BOUGAINVILLEA
BOTANICAL NAME	ACACIA ANEURA	ACACIA SMALLII	ACACIA STENOPHYLLA	CAESALPINIA CACALACO 'SMOOTHIE' TM	CHLOPSIS LINEARIS 'LUCRETIA HAMILTON' TM	COTINUS COGGYGRIA	PARKINSONIA X 'DESERT MUSEUM'	PITHECELLOBIUM FLEXI PITHECELLOBIUM FLEXICAULE	BOTANICAL NAME	WASHINGTONIA FILIFERA	BOTANICAL NAME	AGAVE AMERICANA 'VARIEGATA'	AGAVE GEMINIFLORA	CARISSA MACROCARPA 'GREEN CARPET'	CASSIA AR TEMISIOI DES	EREMOPHIA MACUI ATA 'WINTER COLD'	FOUQUIERIA SPLENDENS	FURCRAEA MACDOUGALII	HESPERALDE PARVIFLORA	LANTANA X 'NEW GOLD'	LARREA TRIDENTATA	LEUCOPHYLLUM LAEVIGATUM	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	MUHLENBERGIA RIGENS	OPUNTA SANTA-RITA	RUSSELIA EQUISETIFORMIS	SALVIA LEUCANTHA	TECOMA X 'SOLAR FLARE'	YUCCA PENDULA	ZAUSCHNERIA ARIZONICA	VINE/ESPALIER BOTANICAL NAME	BOUCAINVILLEA X 'BARBARA KARST'
TREES		0	\oplus		8		0	0	PALM TREES	EB	SHRUBS	AAV	AG	CGC	CHM	ERW	FS	FM	HP	UNG	LAR	I.F.	15	MRN	OP	RUG	SAL	rc	γP	ZAU	VINERESPALIER	BBK



WELL SITE TRACT MAP NO. 27500 MB 265/21-24

MB 266/74-84

TRACT

MANORGATE ROAD

101 358

County of Riverside, CA

Revised Tentative Tract Map No. 30966 R1 APN. #748-280-006 & 748-280-009

	BUTANUAL FOURE ACACIA ANEURA	MULGA	24'BOX	MOT ZO	3	
	ACACIA SIMILLI	SWEET ACACIA	24-BOX	02 LOW	6	
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24'BOX	.02 LOW	8	
	CAESALPINIA CACALACO 'SMOOTHIE' TM	CASCALOTE	24-BOX		4	
(9)	CHILOPSIS LINEARIS 'LUGRETIA HAMILTON' TA	DESERT WILLOW	24 ⁻ BOX		25	
	COTINUS COGOYGRIA		15 GAL		25	***************************************
0	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	247BOX	92 LOW	109	
	PITHEGELLOBIUM FLEXI PITHEGELLOBIUM FLEXIGAULE		24 ⁻ BOX	.02 LOW	¥	
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	>	REMARKS
5.3	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	15 GAL			
SHRIBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	>-	REMARKS
AAV	AGAVE AMERICANA 'VARIEGATA'	YTURY PLANT	15 GAL	LOW 02		15 GAL
AG	AGAVE GEMINIFI.ORA	CENTURY PLANT	S GAL.		25	
292	CARIBSA MACROCARPA GREEN CARPET	GREEN CARPET NATAL PLUM	1 GAL		2 2	
5	CASSIA ARTEMISIQUES	DAMANITA	1 GAL		52	
ERW	EREMOPHILA MACULATA "WINTER GOLD"	SPOTTED EMU BUSH	5 GAL		8	
FS	FOUGUIERIA SPLENDENS	осольто	10 CANE MIN 5" HT MIN		52	
FM	FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL		မှ ဌ	
4	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL		200	
ING	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		3 2	
IAR C	LARREA TRIDENTATA	CHECOOLE BOSH	5 GAL		88	
191	LEICOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	DAROMETERBUSH	5 GAL		4	
MAN	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL		219	
NOL	NOTINA NELSONI		5 GAL		5	
OP	OPUNTA SANTA-RITA	SANTA RITA PRICKLYPEAR	5 GAL		<u> </u>	
RUQ	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL		÷ \$	
SAL	SALWA LEUCANTHA	OBANGE VELLOW BELLS	5 GAL		63	
2 5	CECOMA A BOUNT TOXE	SOFTLEAFYUCCA	5 GAL		33	15 GAL
Z.S.C	ZAUSCHWERIA ARIZONICA	HARDY HUMMINGBIRD TRUMPET	S GAL		8	
	1	COMMONIMATE	S17F	WATER USE OTY REMARKS	Į.	REMARKS
VINEESPALIER	BOTANICAL NAME	BARBARA KARST BOUGAINVILLEA	SGAL		59	
W88	BOUGAINVILEA Y DOUBLE WHITE	DOUBLE WHITE BOUGAINVILLEA	5 GAL		25	WIRE TO WALL

Landscape Narrative

The plant palette focusos on water efficient, lower maintenanco plant species utilizing large scale canopy troes for structure and large areas of cobble and gravel of varying colors and texturas to add interest in non-planted areas. This is based on a modified plant polate that incorporates suren standard radive species and as Crososlo bush and hybridized cultivars that bring to light the best of the species without their drawbacks. Some cultivars specifically selected for this reason are Dosort Willow, and Thomloss Toxas Honoy Mosquite.

The theme planting starts in the portmeter parkways along 40th Ave. and Adams St. 40th Ave. will feature 6' bill perimeter walts atop 2' mounding. Low lovel plantings and larger scale troes and shrubs will provide a visual screen from surrounding auto confer. The largo scale troeposed for use along Gerald Ford Drive are Sweet Acacia and Dosert Museum Palo Verde and Chaste tree. Smaller scale accords will be Texas Ebony and Cacacide with groves of Shoesting Acacia providing varical/visual interest. While the use of water officient "native" species is of primary concern, of equal importance is to provide a unique inforest in the community by introducing plants like Rogers Rod California Grape. Eromophila Winter Gold' and Aniscanthus Moxican Flame' to provide a seasonal interest with change in leaf color for fail or a burst of a bloom in spring. The emphasis on a desert landscape blat has "seasonality" is encouraged.

This theme carries through to the Interior streets and front yard plantings with shade trees in front yards being proposed as Tipu trace and small scale accents of Desert Willow and Toxas Ebony. Large areas of accent cobble and boulders offset plonted areas. The use of cobble and boulders provide a basic structure and texture to the plantings in drines when some species may be drought or cold deciduous or "not at their poak" appearance. Plantings that roly specifically on true natives and/or reflect a seasonal approach to the plantings may rosult in a less than attractive hardscape during of peek times. At Encore, this will be avoided by the use of cobble and boulders as well as some non-native cultivars that exhibit more evergreen characteristics.

Special areas like the main enby, community contor, Dog Park and prominent street comers are accented by varied Palm clusters of Hybrid Moxlean and California Fan Palms with cobble and lovel lovels structs and aproundeovers to maintain sight lines. This was done to provide visual exclamation points throughout the community. The strong vertical accents of the Palms will not only create a visual accent will also be reflective of the native Pan Palms found in easis throughout the Coachella Valley.

There are several existing desert conditions bordering Encore. Existing native plant material along the wash should be preserved if possible and accented with new native plantings along trails and planned fandscape amenities. The wash will be a place for residents to walk and enjoy a 'natural dosent' landscape.

Large park/activity areas at the scuthoast corner of the site are dedicated to a community center with lap pool and garden environment, a grassy dog park, and extensive traits through native desort gardens. A children's play area may be incorporated near the community center or dog park.

The planting theme for front yards will not feature unusable 'token' lawn areas. The plant palette remains the same through the project, using drought tolerant and native species wherever possible. Multiple small tree species will be used to supplement the major street trees to create an informal feet. Interest in the front yards will be provided by mounting where appropriate. Said mounds will include boulder accents to mimic the parimeter areas. Shub and groundcover plantings ethal follows this with the intent to create a cohesive whole to the project while allowing the individual homes to have a subtle separate identity of their own.



March 2013 ENICORIE, Gibralt us, Inc.

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PLANT PALETYLE AND NARRATIVE

County of Riverside, CA Revised Tentative Tract Map No. 30966 R1 APN, #7.48-280-006.& 748-280-009





SLOPE MAX

PALMITREE UPLIGHT TYP.

Scale: 1"=20'-0'

Community Center and Dog Park Enlargement

CCENT LIGHT TYP.

Scale: 1"-20'-0" 0 00

Scale: 1"-20'-0"

Main Entry Enlargement

County of Riverside, CA

Revised Tentative Tract Map No. 30966 RI APN. #748-280-006 & 748-280-009

March 28th, 2013



LANDSCAPE ENLARGEMENTS

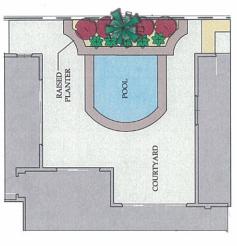
L-3

SPANISH STYLE PLAN #1



TYPICAL FRONT YARD/COURTYARD LANDSCAPE PLAN

DECOMPOSED GRANITE NOTE:



W/POOLOPTION COURTYARD

TYPICAL PLANT LEGEND/ COURTYARD W/ POOL OPTION

SVALL PAINS (15 GA)



DECOMPOSED GRANITE NOTE

DECOMPOSED GRANTE 2/8 MINUS WITH 11% FINES, WETTED ALS PICLED A Z" DEPTH, COLOR TO BE DESENT GOLD. TO BE PLACED IN ALL PLANTER AVES EXCEPT COURTE AVERA.

PALM DESERT. CA 92260 (760) 568-3624 FAX (760) 773-5615 E-MALL: RGA+RQA-PD.COM

Revised Tentative Tract Map No. 30966 R1 APN. #748-280-006 & 748-280-009 County of Riverside, CA

L-4

PALN #2 HACIENDA STYLE

TYPICAL PLANT LEGEND/ FRONT YARD AND COURTYARD

MEDILIN TREES (15GA), 24°BON AGAGA AIGURA / NAIGA TREE ACAGA STROPHYLIA / SHOESTRING ACAGA

A STEIGHTIM (SPECERING ACION MATERIA CACALOG SWOOTHE, FINDRESS CAS THE SERVE HERBES FINDS FOR THE STEIN MILLON TAS OCCOPIENT (SPECERIM TOWN CELLDOWN TIDECALL / TRANS EDOTY

SMALL PAINS (15 GAL) CHAMAZEOFS HUMLES / MEDITERRANEMI FAU PAUA

e ACCHISI (n. CAL.) n'E ALEBCCAN VAZEGATA / VARIGATED CENTUR DAMEJ ALDE

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DECOMPOSED GRANTE NOTE:

DECOMPOSED GRAFITE 3/3 MBAS WITH 11% FINES, WETTED AND ROLLED A 2" DI COLDR TO BE DESERT GOLD. TO BE PLACED II ALL PLAITER ARES EXCEPT CORR.



COURTYARD W/POOL OPTION

SMALL PAIMS (15 GAL) GUMANTROPS PHAMIES / MEDITERAMENI FAII PAIM 2

IYPICAL PLANT LEGEND/ COURTYARD W/ POOL OPTION

ONANCEOPS HUNDS / MEDITERRAIDAN FAI PA MEDILAL SAMEL ACENTS IS GO.) AGNE ANGUSTIFOLA I CENTURY PLANT

WEIGHT ANNU ACCESSED IS CALL.

KANNE RAGGESTREAM, ACCESSED IS CALL.

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DECOMPOSED GRANITE NOTE

DECOMPOSED GINNETE 3/8 JULIAS WITH 11% FIRES, WETTED AND ROLLED A 2" DEFTH, COLON TO BE DESERT GO.D. TO BE FILACED BLALL PLANTER ARES EXCEPT CORRIE A PREM



March 28th, 2013

ENCORE

Gibralt us, Inc

TYPICAL FRONT YARD/COURTYARD LANDSCAPE PLAN

County of Riverside, CA Revised Tentative Tract Map No. 30966 R1 APN. #748-280-006 & 748-280-009

L-5

97I

Revised Tentative Tract Map No. 30966 R1 APN. #748-280-006 & 748-280-009

County of Riverside, CA

W/POOL OPTION COURTYARD ENTRY COURTYARD POOL WALK WALK

TYPICAL PLANT LEGEND/ COURTYARD W/ POOL OPTION



DECOMPOSED GRAVITE 3/8 MINUS WITH 11% FIRES, WETTED AID FOLLED A 2" DEPTH, COLOR TO BE DESERT COOBLE ANGES IN ALL PLANTER ARES EXCEPT CORBLE ANGES.

DECOMPOSED GRANTE NOTE:

ENCORE ENCORE

Gibralt us, Inc

TYPICAL FRONT YARD/COURTYARD LANDSCAPE PLAN

TYPICAL PLANT LEGEND/ FRONT YARD AND COURTYARD

/ ADD: WHEELEN / GRY DESKY SPOOL: GREN; SPENDINS / GCOTLLOYSIE G': 11'S MN; 10 CANE MCDOLIGHE! / PASE AGAYE / SIZE 15 GAL

90'- 0" Property Line

ENTRY

COURTYARD

SZE RAVOC: 1-3 DAMETOR. BOALDER NOTE

DRIVEWAY

ENTRY

EARLY CALIFORNIA STYLE

PLAN #3





PALMS

VCCENTS

LKEES



















Revised Tentative Tract Map No. 30966 RI APN. #748-280-006 & 748-280-009

County of Riverside, CA

Gibralt us, Inc 73111 El Paso, Suite 105 Palm Desert, CA 92260 7600 862111













CKYSSES

SHRUBS



LANDSCAPE LIGHTING



PATH LIGHT

"Powered by Design Pro LED Technology"

TREE AND PALM UP-LIGHTS

















Gibralt us, Inc



ACCENT LIGHT IMAGES

Revised Tentative Tract Map No. 30966 R1

Scale: 1"-80'-0"

1-10 AUTO MALL PARCEL 5

P.M.B. 192/22-25

PARCEL 4

PARCEL 3 P.M. NO. 27717

PARCEL 2 APN 607-030

PARCEL 1

40TH AVENUE

WALL & FENCE PLAN

Gibralt us, Inc

DETECTION OF THE PROPERTY OF T

020-629 NdV SLIMIT CILL TIMILS S.W. 1/4, S.W. 1/4 SECTION 5 T. 5 S., R. 7 E., S.B.M. A TO J SHEET LOT A THEET LOT A SMACH 3 **(E)** 3 (2) (2) 3 8 (8) 3 3 (3) (2) (3) ٨ (2) 1 (9) (2) (2) 3 (2) 0 (8) (3) (3) (3) (3) (2) 9 (2) 0 (2) (2) (3) 3 0 3 3 (2) (8) (3) 3 (3) 6 6 9 (3) (3) (3) (6) (2) (3) 3 (8) (5)

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(3) 8 (3) 3 3 (3)

⁶G Hr. Slump Block Wall with Slump Block Cap with Pilasters at Property Lines set on 24" berm. Property walls at lots to be 5' Slump Stone with Slump Stone Cap

24" Ht. Slump Block Wall With 36" View Fence Panels and Pilasters at 50' On Center.

WELL SITE TRACT MAP NO. 27500 MB 265/21-24

APN 748-260 LOT 176

MB 266/74-84

MAP NO. 28242 LOT 175

TRACT

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TRACT NO. 29880

March 28th, 2013

SHADING PLAN

County of Riverside, CA Revised Tentative Tract Map No. 30966 R1 APN, #748-280-006 & 748-280-009

ENCORE Gibralt us, Inc.

Erch 28th, 2013

STREET "C"

TREE CANOPY -SHADE AREA

PARKING ——STALL AREA

COMMUNITY CENTER

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42587

Project Case Type (s) and Number(s): Tentative Tract Map No. 30966, Revised Map No. 1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jay T. Olivas, Urban Regional Planner IV

Telephone Number: (951) 955-1195 **Applicant's Name:** Encore Homes, LLC

Applicant's Address: 73111 El Paseo Drive, Ste. 205, Palm Desert, CA 92260

I. PROJECT INFORMATION

- A. Project Description: Tentative Tract Map No. 30966, Revised Map No. 1 proposes to subdivide 40.19 gross acres into 202 residential lots (Schedule A) as a Senior Citizen Planned Residential Development (PRD). The PRD consists of lot sizes ranging from approximately 3,500 square feet to 10,500 square feet with detached single-family residential units ranging in size from approximately 1,657 square feet to 1,903 square feet at maximum heights of 18 feet (single-story). The PRD also includes a 3,221 square foot community center building with pool at a maximum height of 18 feet, a detention basin/dog park, a drainage channel, and common area landscaping. Project grading consists of approximately 130,486 cubic yards of cut and 107,827 cubic yards of fill, 16,174 cubic yards of shrinkage and approximately 6,485 cubic yards of subsidence. The site grading will be balanced.
- **B.** Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .
- C. Total Project Area: 40.19 acres

Residential Acres: 34 Lots: 202 Units: Projected No. of Residents: 404

Commercial Acres: 0 Lots: 0 Sq. Ft. of Bldg. Area: 0 Est. No. of Employees: 0 Industrial Acres: 0 Sq. Ft. of Bldg. Area: 0 Est. No. of Employees: 0

Other: Drainage Channel 6

acres

- **D.** Assessor's Parcel No(s): 748-280-008 and 748-280-009
- **E. Street References:** Northerly of Interstate 10 and 40th Avenue, southerly of Manorgate Road, easterly of Somerset Avenue and westerly of Adams Street.
- F. Section, Township & Range Description or reference/attach a Legal Description: Section 6, Township 5 South, Range 7 East SBBM.
- G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Western Coachella Valley Area Plan (WCVAP) of Eastern Riverside County. The site is currently vacant and has been somewhat disturbed by off-road vehicles and construction activities on nearby or adjacent properties. Some debris and refuse are scattered across the site including chunks of broken concrete and asphalt. Site elevation is relatively flat and gently slopes in a northwesterly to southeasterly direction. Vegetation on the site consists primarily of tumbleweeds, creosote bushes, brittle brush, cedar salt and other small desert grasses and shrubs. Surrounding land uses include single-family residential to the north and west as part of the Sun City Del Webb Specific Plan

(SP281), an auto mall and Interstate 10 to the south and vacant land, single-family residential and the City of Indio to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: The project site is located in the WCVAP of the Riverside County General Plan and the land use designation for the proposed project is Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre). The project proposes a Schedule A subdivision of 40.19 gross acres into 202 single-family lots with Planned Residential Development (PRD) for seniors. The proposed project meets the requirements of the Community Development land use designation and shall be consistent with all other land use policies of the General Plan. A small portion (5.95 acres) of the project site is designated Open Space Water (OS-W). No habitable structures are proposed within this area.
- 2. Circulation: The proposed subdivision has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the proposed subdivision. The proposed project meets with all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space: The proposed project includes the development of multipurpose open space areas and a desert trail system within the site. Riverside County Regional Park and Open-Space District has reviewed and approved the proposed project and the project has been conditioned to comply with the requirements of the Desert Recreation District through the payment of parks and recreation fees and/or dedication of land. The project will be subject to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) fees. The proposed project meets all other applicable Multi-purpose Open Space element policies.
- 4. Safety: The project area is susceptible to shallow flooding and is designated Zone A (depth one-foot) & C on the Federal Flood Insurance rate maps. The site accepts the 100-year storm event regional discharge from adjacent development and is located within a moderate liquefaction zone and susceptible to subsidence. The project site is located within Airport Compatibility Zones B1, C and D of the Bermuda Dunes Airport Influence Area. The proposed project has been reviewed and conditioned by the Airport Land Use Commission to address potential impacts. The project area is not located in any other special hazard zone (including fault zone, high fire hazard zone, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of the project. The proposed project meets with all other applicable Safety element policies.
- 5. Noise: The project site is located within Airport Compatibility Zones B1, C and D of the Bermuda Dunes Airport Influence Area, which impacts the site with noise of 60 CNEL or less and has been reviewed and conditioned by the Airport Land Use Commission and Environmental Health Department, Office of Industrial Hygiene. Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the subdivision. The proposed subdivision meets all other applicable Noise element policies.

- 6. Housing: The project proposes a Schedule A subdivision of 40.19 gross acres into 202 single-family lots with Planned Residential Development (PRD) for seniors. The proposed subdivision could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g., through extension of roads or other infrastructure); however, the project meets the requirements of the Community Development Land Use designation of the General Plan. The proposed project meets all applicable Housing element policies.
- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
- B. General Plan Area Plan(s): Western Coachella Valley
- C. Foundation Component(s): Community Development, Open Space
- **D.** Land Use Designation(s): Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre), Open Space Water (OS-W)
- E. Overlay(s), if any: N/A
- F. Policy Area(s), if any: N/A
- G. Adjacent and Surrounding:
 - 1. Area Plan(s): Western Coachella Valley
 - 2. Foundation Component(s): Community Development (CD), Open Space (OS)
 - 3. Land Use Designation(s): Medium Density Residential (MDR), Medium High Density Residential (MHDR), Commercial Retail (CR), Open Space Recreation (OS-R), Open Space Conservation Habitat (OS-CH), Light Industrial (LI), City of Indio and Interstate 10.
 - 4. Overlay(s), if any: N/A
 - 5. Policy Area(s), if any: N/A
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: N/A
 - 2. Specific Plan Planning Area, and Policies, if any: N/A
- I. Existing Zoning: Planned Residential (R-4), Watercourse, Watershed & Conservation Areas (W-1)
- J. Proposed Zoning, if any: N/A
- K. Adjacent and Surrounding Zoning: Specific Plan (SP) is located to the north; Scenic Highway Commercial (C-P-S), Industrial Park (I-P), One-Family Dwelling 12,000 Square Foot Minimum (R-1-12,000), City of Indio and Interstate 10 are located to the south; City of Indio is located to the east; and Specific Plan (SP) and General Commercial (C-1/C-P) are located to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.
IV. DETERMINATION
On the basis of this initial evaluation: A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
I find that at least one of the following conditions described in California Code of Regulations,

Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project. but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

M	nOli	m
Signature	/	,

November 4, 2013

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?		\boxtimes		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?				

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: a) The project site is located within 500 feet of Interstate 10 which is a designated Scenic Highway Corridor per Figure 9 of the WCVAP. However, an auto mall is located between the project site and Interstate 10. Additionally, development review of proposed projects located along major highways and scenic corridors include architecture, landscaping, setbacks, trash enclosures and placement of utilities underground. Aesthetics and visual impacts would be mitigated by required block walls, landscaping and residential building building design, see Conditions of Approval such as 80.Planning.7, 80.Planning.9, and 90.Planning.1 which require that walls/fencing, model homes and landscaping plans be submitted for review.

b) The California Desert is a recreational resort area attracting substantial numbers of tourists and travelers. Desert area residents in the past have expressed concerns regarding obstructions of scenic vistas or views open to the public, including views of surrounding mountains. No landmark or unique features are associated with this project. Billboards and other outdoor advertising signs are prohibited in Coachella Valley. The size, height and type of on-site advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Riverside County Ordinance No. 348 standards, see Conditions of Approval 80.Planning.8 which requires that an identification sign plan be submitted for review. Overhead electric and communication lines shall be placed underground pursuant to ordinance standards and conditions of approval unless the providing utility determines such under grounding is infeasible.

The project shall be required to conform to appropriate property maintenance standards as provided for through the project's declaration of covenants, conditions and restrictions and/or property owners' association. Construction related rubbish and debris shall be removed as provided by Section 1(F) of Ordinance No. 457. Flow through lots on easterly side of development and all retention basins will require landscaping.

Mitigation: Compliance with conditions of approval on file in the LMS, including 80.Planning.7-Walls/Fencing Plot Plan, 80.Planning.8-Entry Monument Plot Plan, 80.Planning.9-Model Home Complex and 90.Planning.1-Block Wall Antigraffiti.
Monitoring: Monitoring shall be provided by the Planning Department and Building and Safety Department through Ordinance No. 348 and 457.
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?
Source: GIS database, Ord. No. 655 (Regulating Light Pollution)
Findings of Fact: a) The project site is located approximately 43 miles away from the Mt. Palomal Observatory and, therefore, within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods or installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B or County Ordinance 655 and are subject to outdoor lighting restrictions, see condition of approval 50. Planning. 11Mt. Palomar Lighting.
Mitigation: No mitigation measures are required.
Mitigation: No mitigation measures are required. Monitoring: No monitoring is required.
Monitoring: No monitoring is required. 3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the
Monitoring: No monitoring is required. 3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? b) Expose residential property to unacceptable light

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
AGRICULTURE & FOREST RESOURCES Would the project	+		***************************************	
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or				\boxtimes
Farmland of Statewide Importance (Farmland) as shown on				
the maps prepared pursuant to the Farmland Mapping and				
Monitoring Program of the California Resources Agency, to				
non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural	П	П		\boxtimes
use or with land subject to a Williamson Act contract or land			_	
within a Riverside County Agricultural Preserve? c) Cause development of non-agricultural uses within		****		
300 feet of agriculturally zoned property (Ordinance No.				\boxtimes
625 "Right-to-Farm")?				
d) Involve other changes in the existing environment				[2]
which, due to their location or nature, could result in	Ш			\boxtimes
conversion of Farmland, to non-agricultural use?		1		
Project Application Materials. Findings of Fact: a) The project site is not designated as locally important farm land. Therefore, no impacts resulting in agricultural use will occur.				
 b) The project is not located within or adjacent to an agriculte Williamson Act. Therefore, no impacts resulting from conflict 				
 c) The project is not located within 300 feet of existing agriculture impacts will occur. 	riculturally :	zoned prope	rty, therefo	ere, no
d) The proposed project is the development of a subdivision General Plan Land Use designation for the site and will not a Therefore, no impacts resulting in the conversation of Farmla	ffect any ag	gricultural lan	ds in the C	ounty.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
5. Forest		<u> </u>		\square
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources		Ш	Ц	
		—	A No. 4258)7
Page 8 of 43			M INU. 4200) <i>(</i>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				\boxtimes
c) Involve other changes in the existing environment which, due to their location or nature, could result in con- version of forest land to non-forest use?			·	
<u>Source:</u> Riverside County General Plan Figure OS-3 "Par Project Application Materials.	ks, Forests	s and Recre	ation Areas	s," and
<u>Findings of Fact:</u> a-c) The project is not located within, adjatimberland or timberland zoned Timberland Production. The with, the rezoning or conversion of such lands will occur.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?		\boxtimes		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		\boxtimes		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?		\boxtimes		
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?		\boxtimes		
f) Create objectionable odors affecting a substantial number of people?			\boxtimes	
Source: SCAQMD CEQA Air Quality Handbook; Air Quality April 16, 2013 by Terra Nova Planning & Research, Inc.	& Greenho	use Gas Imp	act Analysi	s dated
Findings of Fact: Appendix G of the current State CEQ significantly impact air quality if the project violates any a substantially to an existing air quality violation, or exposes substantially to an existing air quality violation, or exposes substantials.	mbient air	quality stan	dards, con	tributes
concentrations. a) The project site is located in the Salton Sea Air Basin (Quality Management District (SCAQMD) management and r	SSAB) and egulation.	f is subject t Since the app	o South Co proval of Tr	oast Air act No.

EA No. 42587

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Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
	Mitigation	Impact	
	Incorporated	-	

30966, SCAQMD adopted the Final 2012 Air Quality Management Plan (AQMP) which satisfies the State Implementation Plan requirements of the Clean Air Act. The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The General Plan is consistent with SCAG's Regional Growth Management Plan and, therefore, with SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations and population estimates. The proposed project must comply with the provisions of the SCAQMD's Rules and Regulations and the AQMP.

b-c) An Air Quality and Greenhouse Gas Impact Analysis, dated April 16, 2013 was prepared for the project by Terra Nova Planning & Research, Inc. Potential emissions of criteria air pollutants and greenhouse gas emissions were calculated and information from this impact analysis has been incorporated in these findings. The impact analysis also identifies specific mitigation measures that can be used to reduce criteria pollutants and GHG emissions.

The Coachella Valley portion of the SSAB is currently designated "serious" nonattainment by the Environmental Protection Agency (EPA) for ozone (8-hours) and PM10. The 2012 Final AQMP also classifies the SSAB as a Severe-15 ozone non-attainment area for the 2008 8-hour ozone standard (75 ppm). The CARB redesignated the Coachella Valley from serious non-attainment to attainment for PM10 in 2010. A request for federal re-designation as attainment for PM10 in the Coachella Valley is currently pending. The Coachella Valley, including the project site, is defined as unclassifiable/attainment for PM2.5, and does not require a State Implementation Plan to demonstrate attainment.

SCAQMD operates and maintains two air quality monitoring stations within the SSAB, the Indio and Palm Springs stations. Data taken from these two monitoring stations indicate that air quality in the region does not exceed state and federal standards for the following criteria air pollutants: carbon monoxide (CO), nitrogen oxides (NOX), sulfur dioxide (SO2) or lead (Pb).

Project construction will create temporary emissions from various construction activities, including site preparation, grading, building framing and wrapping, paving and application and outgassing of architectural coating. Construction emissions also include off-road equipment usage, on-road vehicle travel from commuting and hauling, and fugitive dust. As indicated in Table 5 of the impact analysis, SCAQMD thresholds for CO, SOX, PM10 and PM2.5 will not be exceeded during construction. However, construction-related NOX and ROG emissions have the potential to exceed thresholds if left unmitigated. Mitigation measures are recommended to reduce criteria pollutant emissions from construction of the proposed project to less than significant levels and shall be incorporated in Conditions of Approval 60.Planning.2-PM10 Mitigation Plan.

Emissions for all criteria pollutants resulting from the occupancy and maintenance of the subdivision are projected to remain below established thresholds and result in less than significant impact to air quality (see Table 6 of the impact analysis).

Construction activities will generate short-term GHG emissions (see Table 7 of the impact analysis). These emissions are temporary and will occur only during project construction and will not substantially affect air quality or interfere with any applicable GHG reduction plan. Therefore, emissions from greenhouse gases from construction of the project will have a less than significant impacts on greenhouse conditions or contribute significantly to climate change.

Occupancy and maintenance of the subdivision will result in the emission of greenhouse gases. However, as indicated in Table 8 of the impact analysis, these emissions will not be substantial and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
will not directly or indirectly result in a significant impact to or conflict with any applicable GHG plans, policies or regu		gas levels o	of climate c	hange,
Construction of the project shall comply with energy of buildings shall be equipped with energy efficient and Landscaping shall incorporate the use of trees other veg in order to reduce energy requirements for heating and content and act as wind barriers indicated by Condition Landscape and Irrigation.	water conservetation to maxiooling and prov	ving appliar imize the sh vide carbon	nces and finading of bustons storage, to	xtures. iildings reduce
d-e) Sensitive receptors are people or land uses that material and/or significant adverse impacts as a result of exposure people with cardiovascular and chronic respiratory disease athletes (e.g., schools, hospitals, nursing and retirement pose the biggest health threat within the Coachella Vallet to the north and west of the project site could be consider is similar to adjacent residential uses and consistent with	re to air containes, children un homes, etc.). Y. Surrounding ed a sensitive	minants. The nder 14, se Ozone and land uses i receptor; ho	ese would in iors over 6 particulate nclude residuces, the	nclude 55, and matter dences project
Construction of the proposed project has the potential to and ROG, if left unmitigated. Mitigation measures are emissions during construction of the proposed project to Approval 60. Planning. 2-PM10 Mitigation Plan). No long-toproject's operational phase and are considered to be not a	recommende o less than siç erm impacts to	d to reduce gnificant lev	e criteria po els (Conditi	ollutant ions of
f) The proposed project does not contain land uses typ odors that will affect a substantial number of people. The project would be less than significant.				
<u>Mitigation:</u> Compliance with conditions of approval on fi Mitigation Plan.	e in the LMS,	including 60).Planning.2	P M 10
Monitoring: Monitoring shall be provided by the Plan Department through Ordinance No. 348 and 457.	nning Departm	ent and Bu	uilding and	Safety
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habi Conservation Plan, Natural Conservation Community Pla or other approved local, regional, or state conservati plan?	an,			
b) Have a substantial adverse effect, either directly through habitat modifications, on any endangered, threatened species, as listed in Title 14 of the Califor Code of Regulations (Sections 670.2 or 670.5) or in T 50, Code of Federal Regulations (Sections 17.11 or 17.12)	or └┘ nia tle		\boxtimes	
c) Have a substantial adverse effect, either directly through habitat modifications, on any species identified a candidate, sensitive, or special status species in local	or \square		\boxtimes	
			EA N. 465	~

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?		W-1000		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				\boxtimes
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				

Assessment dated June 19, 2013, by AMEC Environmental & Infrastructure

a) The project is located in the fee area of the Coachella Valley Multi-Species Findings of Fact: Habitat Conservation Plan (CVMSHCP); payment of mitigation fees will be pursuant to Ordinance No. 875. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts associated with the project are less than significant.

- b-c) The Biologists review did not find that the project will have any impact either directly or through habitat modifications on any listed Title 14, Title 50 or US and CA Fish and Wildlife listed species. However, the project is condtioned for Nesting Bird Survey and 30 Day Burrowing Owl Survey as indicated by conditions of approval 60.EPD.1 and 60.EPD.2 prior to grading permit issuance. Impacts would be less than significant.
- d) The proposed project will have less than a significant impact on any movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, the project will have some cumulative impacts to open space and wildlife habitat, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible cumulative impacts.
- e-g) The project has no riparian features or distinctive habitat. The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project 3. Historic Resources a) Alter or destroy an historic site? b) Cause a substantial adverse change in the				· · · · · · · · · · · · · · · · · · ·
Historic Resources a) Alter or destroy an historic site?				
			\square	
b) Cause a substantial adverse change in the			\square	
significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				
Source: On-site Inspection, Project Application Materials; Cdated February/March 2013	ultural Res	ources Stud	ly by CRM	TECH
and examination of maps and records on file at the Easterbublished local and regional history, the archival records of (BLM) and historic maps of the Coachella Valley region; American Heritage Commission (NAHC) as well as local NNAHC as potentially having knowledge of cultural resource ntensive-level field survey was conducted at the project site parallel east-west transects spaced 10-15 meters apart.	f the U.S. I and, corr lative Amer es in the	Bureau of L espondence ican groups project area	and Manage with the identified and Additional	gement Native by the ally, an
The study found that no historical resources exist within or a project as proposed will not cause a substantial adverse chand recommended no further cultural resources investig development plans undergo such changes as to include are recommendations are included that if buried cultural mater moving operations associated with the project, all work in that qualified archaeologist could evaluate the nature and significations.	nange to ar lation for t eas not coverials are of t area shou	ny known hi he propose vered by the discovered of ld be halted	storical res ed project e study. Ho during any	ources unless wever, earth-
In the event of an accidental discovery or recognition of any had dedicated cemetery, State Health and Safety Code Section shall occur until the County Coroner has made the necessary pursuant to Public Resources Code Section 5097.98.	า 7050.5 sta	ate that no f	urther distu	rbance
Therefore, impacts which would potentially alter or destrogatives change in the significance of a historical resounce. Regulations, Section 15064.5 are less than significant.				
Compliance with conditions of approval on file in the LM Archaeological Finds and 10.Planning.14-If Human Remains		g 10.Planni	ing.13-Inad	vertent
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
9. Archaeological Resources			\boxtimes	
a) Alter or destroy an archaeological site.			<u>r_V</u>	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significance of an archaeological resource pursuant to	**************************************			
California Code of Regulations, Section 15064.5?				-
c) Disturb any human remains, including those interred outside of formal cemeteries?			\boxtimes	
d) Restrict existing religious or sacred uses within the potential impact area?				
Source: Project Application Materials; Cultural Res February/March 2013	sources Stu	udy by CR	M TECH	dated
Findings of Fact: a-b) A Cultural Resources Study was perduring February/March 2013. Based on this study and archeological sites are known to exist on or near the site. Talter or destroy an archaeological site or cause a substantial archaeological resource as defined in California Code of Resignificant.	Archeologis herefore, im al adverse c	ts review o pacts which hange in the	f the proje would pote significand	ect, no entially ce of a
c-d) No historic, prehistoric sites or isolated artifacts were de project site. However, the project area has the potential to co unanticipated archaeological resources be encountered, wo they can be evaluated by a qualified archaeologist.	ontained bur	ied cultural r	esources.	Should
In the event of an accidental discovery or recognition of any a dedicated cemetery, State Health and Safety Code Section shall occur until the County Coroner has made the necessar pursuant to Public Resources Code Section 5097.98.	n 7050.5 sta	te that no fur	ther disturb	oance
Compliance with conditions of approval on file in the LI Archaeo Finds and 10.Planning.14-If Human Remains Foun		ng 10.Planni	ng.13-Inad [,]	vertent
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?			\boxtimes	
Source: Riverside County General Plan Figure OS-8 "Pale	ontological S	Sensitivity"		
<u>Findings of Fact:</u> The project site is located within a low p within the Riverside County. This low probability and paleontological resources. Therefore, impacts to directly or resource, or site, or unique geologic feature is less than sign condition of approval 10.Planning.12 – Low Paleo.	l project d indirectly de	esign preclı stroy a uniqı	udes impa ue paleonto	cts to logical
Mitigation: No mitigation measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring is required.				
GEOLOGY AND SOILS Would the project		······································		
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones			\boxtimes	
 a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? 				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
Source: Riverside County General Plan Figure S-2 "Earth Geologist Comments, Preliminary Geotechnical Investigatio Inc., aka County Geologic Report No. 2327 (GEO No. 2327)	n dated Ma			
<u>Findings of Fact:</u> a-b) A geologic/geotechnical investigation the project site to address geologic hazards within the project		O No. 2327)	was prepa	red for
The project site is not within an Earthquake Fault-Rupture H Priolo Earthquake Fault Zone) or County of Riverside deswithin a seismically active area of Southern California and sevents is likely to impact the site during the anticipated lift geotechnical report, the most significant geological hazard strong seismic shaking that is likely to occur during the des Building Code (CBC) requirements pertaining to development than significant.	signated fau trong ground etime of the d to the pro ign life of the	ult zone (RC d shaking fro e structures. oject site wil ne project. Ho	LIS 2006), m nearby s According I be mode owever, Ca	but is seismic to the rate to lifornia
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction? 			\boxtimes	
Source: Riverside County General Plan Figure S-3 "General	alized Lique	faction"; GE0	O No. 2327	
<u>Findings of Fact:</u> a) The project is located within a moder 2327 inidcated neglible settlement ranging from .02 to .07 in the site is considered to be unlikely based on the depth of required with condition of approval 10.Planning.30— GEO023	nches and the firm	hat the liq <mark>ue</mark> f idwater. Coi	action pote mpliance s	ntial at hall be
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Ground-shaking Zone a) Be subject to strong seismic ground shaking?			\boxtimes	
Source: Riverside County General Plan Figure S-4 "Eart Figures S-13 through S-21 (showing General Ground Shall	hquake-Induc king Risk); GE	ed Slope Ins O No. 2327	stability Mar	o," and
Findings of Fact: a) There are no known active or potenthe site is not located within an Alquist-Priolo Earthquake that has the potential to affect the site is ground shaking reseveral major active or potentially active faults in souther Fault.	e Fault Zone. esulting from a	The principl an earthquak	le seismic l ce occurrinc	nazard I along
The level of ground shaking that would be experienced at any other active faults in the region would be a function magnitude, type of faulting, rupture propagation path, dist duration of shaking, site topography, and site geology. Usualding Code (CBC) requirements pertaining to residen impact to less than significant. As UBC and CBC requirement they are not considered mitigation for CEQA structure design should conform to CBC and UBC resignificant.	on of several ance from the niform Buildin tial developm uirements are himplementat	factors incle epicenter, e g Code (UB ent will mitig applicable ion purpose	uding earthearthquake (C) and Ca gate the poton to all resise. As a mir	equake depth, lifornia otential dential limum,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
a) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslide, later spreading, collapse, or rockfall hazards?	et,			\boxtimes
Source: On-site Inspection, Riverside County General Pl Slope"; GEO No. 2327	an Figure S-5	"Regions U	nderlain by	Steep
Findings of Fact: a) According to the GEO No. 2327 for site is relatively flat and gently slopes towards the souther mountains or hillsides. As such, the subject site should no No impacts are anticipated.	ast but is not s	ituated in the	e proximity	of any
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				
Source: Riverside County General Plan Figure S-7 "Documed Findings of Fact: a) The project site is located in an arm Building Code (CBC) requirements pertaining to development than significant. As CBC requirements are applicable to a mitigation for CEQA implementation purposes. Mitigation: No mitigation measures are required.	rea suscept nt will mitiga	ible to subsi ate the poten	dence. Ca tial impact	to les s
Monitoring: No monitoring is required.				
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? 				
Source: On-site Inspection, Project Application Materials Findings of Fact: There are no volcanoes in the proposed site does not include steep slopes which could general topographic map does not depict large bodies of water in produce earthquake-induced seiche, which could impact associated with seiche, mudflow, or volcano are not anticipated. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required.	ate a mudi n proximity ct the proj	flow. Additio to the proje	nally, the ct site that	USGS t could
17. Slopes a) Change topography or ground surface relief				<i>(</i>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?				\boxtimes
c) Result in grading that affects or negates subsurface sewage disposal systems?				\boxtimes
Source: Riv. Co. 800-Scale Slope Maps, Project Application Findings of Fact: a-c) The project is not affected by sig slopes. The project site is relatively flat and elevation var portion of the project site, therefore the proposed project wi	gnificant top ies only m	oography, su oderately tov	rface featu vards the e	eastern

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project proposes to obtain potable water and sewag District (CVWD). Conditions of Approval 60.Planning.1-CVV Clearance require that the developer obtain evidence of simpacts that affects or negates subsurface sewage disposal services.	VD Clearan service and	ice and 90.P	(lamuiu - A /	O
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
18. Soils a) Result in substantial soil erosion or the loss of topsoil?			\boxtimes	
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			3 (2)	\boxtimes
Source: U.S.D.A. Soil Conservation Service Soil Surveys Inspection; GEO No. 2327	s, Project A	pplication M	aterials, O	n-site
Findings of Fact: a-c)The soil type on the project site consist is considered slight and runoff slow. Approximately 130,486 yards of fill are proposed for project grading and will be be designed to address flows through site and flows created by the	3 cubic yard Jalanced on	ds of cut and	d 107,827	oubio
Recommendations included in GEO No. 2327 are incorporate be submitted to the Building and Safety Grading Division for a grading permit. All grading shall be in conformance with the soils Report as approved by Riverside County.	ed into proje	ct design and	d the study	oo of
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
19. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?			\boxtimes	
b) Result in any increase in water erosion either on or off site?			\boxtimes	
Source: U.S.D.A. Soil Conservation Service Soil Surveys Findings of Fact: a) Implementation of the proposed projudious construction activities. Standard construction proc	ect will invedures, an	olve additior d federal, s	nal grading	and local

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regulations implemented in conjunction with the site's storm wand its Best Management Practices (BMPs) required under the (NPDES) general construction permit, will minimize potential practices will keep substantial amounts of soil material from endeposition within receiving waters located downstream. There is significant.	ne Nationa for erosio roding fror	I Pollution [n during co n the projec	Discharge S Instruction. It site and p	System These prevent
b) The potential for on-site erosion will increase due to gradi construction phase. However, BMPs will be implemented for erosion. In addition, Riverside County Flood Control has provensure erosion impacts are mitigated to less than significant le considered mitigation for CEQA implementation purposes. The than significant.	maintainin ided stanc vels upon	g water qua lard condition final engine	ality and re ons of appre eering and a	ducing oval to are not
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? Source: Riverside County General Plan Figure S-8 "Wind Ero Article XV & Ord. No. 484 Findings of Fact: a) The project site lies within a moderate decrease the amount of exposed dirt, which is subject to viconcrete, asphalt, and landscaping. The project would be infliesues during project grading. Blowsand is a maintenance co and also acts as an abrasive on metal, glass and wood surface existing homes. Air quality and PM10 concerns are addresse with conditions of approval on file in the LMS, including 60.Pla would be less than significant.	e area of vivind erosion of the control of the cont	vind erosion on, with the wind erosi t creates di cars, windon No. 6, al	n. The proje incorporation and blo rifting sand ows, and sinove. Comp	ect will tion of wsand dunes ding of bliance
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			\boxtimes	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				\boxtimes
D 40 646		_		_

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Air Quality & Greenhouse Gas Impact Analysis date & Research, Inc.	ed April 16,	2013 by Ter	ra Nova Pl	anning
Findings of Fact: a-b) An Air Quality and Greenhouse Gas In prepared for the project by Terra Nova Planning & Researc pollutants and greenhouse gas emissions were calculated a has been incorporated in these findings. The impact and measures that can be used to reduce criteria pollutants and G	h, Inc. Pote nd informa alysis also	ential emissi tion from this identifies s	ons of crites	eria air nalvsis
Construction activities will generate short-term GHG emission. These emissions are temporary and will occur only dusubstantially affect air quality or interfere with any applications from greenhouse gases from construction of the impacts on greenhouse conditions or contribute significantly to	ring projec cable GH0 project wil	ct constructi 3 reduction I have a les	on and w	ill not refore
Occupancy and maintenance of the subdivision will result However, as indicated in Table 8 of the impact analysis, the will not directly or indirectly result in a significant impact to gror conflict with any applicable GHG plans, policies or regulation	se emissio eenhouse	ns will not be	e substanti	al and
Construction of the project shall comply with energy use buildings shall be equipped with energy efficient and wat Landscaping shall incorporate the use of trees other vegetati in order to reduce energy requirements for heating and coolin heat and act as wind barriers.	er conserv on to maxi	ring appliand mize the sha	ces and fix	ktures. ildinas
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials			··········	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			\boxtimes	
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?			\boxtimes	
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of				\square
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			- 118 79 8000000	
Source: Project Application Materials				
Findings of Fact: a-b) The proposed project is a land sultransport of hazardous materials and, therefore, will not creenvironment through reasonable upsets or accidents involving the environment. Hazardous materials will not be utilized for intended in the construction of the residential units. Any landscape maintenance would be stored in compliance with Fire Department requirements and will not pose a significant than significant.	eate a signing the release regrading the chemicals the County	ficant hazard se of hazardd se residential small quar of Riverside	to the purple to the total to the purple to the total to	als into ent, or uel for es and
c) The project has been reviewed by the Riverside County and will not impair implementation of or physically interfere w or an emergency evacuation plan. The impact is considered I	ith an adop	ted emergen	nergency a cy respons	ccess, se plan
d) The proposed subdivision will not emit hazardous emit hazardous materials, substances, or waste within one-quarted The project will have no impact.	issions or l er mile of ar	handle haza n existing or	rdous or a proposed s	acutely school.
e) The project is not located on a site which is included on a pursuant to Government Code Section 65962.5 and, as hazardto the public or the environment. The project will have	a result, w	dous materia	als sites co eate a sigr	mpiled nificant
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
23. Airports a) Result in an inconsistency with an Airport Master Plan?		\boxtimes		
b) Require review by the Airport Land Use Commission?		\boxtimes		
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				\boxtimes

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	
•	Mitigation	Impact	
	Incorporated		

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map; Riverside County Airport Land Use Commission Letter dated July 24, 2013

Findings of Fact: a,b,c,d) The site is located in Zones B1, C, and D of the Bermuda Dunes Airport Influence Area. Residential densities are restricted to less than 0.05 dwelling units per acre within Zone B1, less than 0.2 dwelling units per acre within Zone C, and either less than 0.2 dwelling units per acre or greater than 5.0 dwelling units per acre within Zone D. The project proposes a total of 202 dwelling units on 40.19 acres for a total density of 5.03 dwelling units per acre. Within Zone B1, the project proposes approximately 10 dwelling units for a density of 5.7 dwelling units per acre within the approximately 1.75 acre area. Within Zone C, the project proposes approximately 74 dwelling units for a density of 5.3 dwelling units per acre within the approximately 13.98 acre area. Within Zone D, the project proposes approximately 118 dwelling units for a density of 4.82 dwelling units per acre within the approximately 24.46 acre area. These proposed densities would generally be inconsistent with the criteria for Compatibility Zones B1 and C.

The applicant does not propose any uses prohibited or discouraged in Zones B1 (children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight), C (children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 2 aboveground habitable floors, highly noise sensitive outdoor non-residential uses, and hazards to flight), or D (highly noise-sensitive outdoor non-residential uses and hazards to flight). However, as noted above, the residential density exceeds Zone B1 and C density limitations.

Although the project would generally be inconsistent with the density criteria of Compatibility Zones B1 and C, the project does propose 14 less units than the original tract map previously found consistent by ALUC. Therefore, the residential portion of this project would result in lesser impacts than the project that could currently be constructed pursuant to the previously approved Tentative Tract Map. Therefore, the Commission has determine that, although the project is generally incompatible, the project revisions would result in a reduction in the number of dwelling units and the number of people exposed to potential hazards from aircraft, making the revised project preferable to development pursuant to the existing approval.

The project is not in the vicinity of a private airstrip or heliport, therefore, there would be no impact.

<u>Mitigation</u>: The following mitigation will reduce any impact to less than significant with the following mitigation measures:

- 1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
- 2. The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Sìgnificant Impact	No Impact
final approach towards a landing at an airport. (c) Any use vapor or which would attract large concentrations of bird navigation within the area, including landscaping utilizing are open on one or more sides, recycling centers contain demolition debris facilities, and incinerators. (d) Any use withat may be detrimental to the operation of aircraft at Compatibility Zone B1: Children's schools, day care cellaces of worship, buildings with more than 2 aboveground outdoor non-residential uses, aboveground bulk storage of infrastructure facilities, and hazards to flight. (f) Within Concare centers, libraries, hospitals, nursing homes, buildings of floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of infrastructure facilities, and hazards to flight. (f) Within Concare centers, libraries, hospitals, nursing homes, buildings of floors, highly noise-sensitive outdoor non-residential uses and to compatibility Zone D: highly noise-sensitive outdoor non-residential uses a not libraries and the sensitive outdoor non-residential uses a not libraries and the sensitive outdoor non-residential uses a not libraries and libraries	ds, or which resident water feature ining putresciples would grand/or aircraftenters, libraries and hazardous mpatibility Zowith more that uses, and has isdential uses and/or tenants are that may in a so as to provide incompatible (a) has issued where shall content with the secupancy of 6	may otherwines, trash transles, trash transles, enerate elect instruments, hospitals floors, high materials, cone C: Childres abovegrated to be a sof the property of the Community of Ried a determine with airporty and hubdivision.	se affect sonsfer station construction interfer station. (e) and interfer station. (e) and interfer station. (e) and interfer station in the pool are station of the pool are station.	afe air ns that on and erence Within nomes, ensitive munity ls, day able Within dences 8-hour but not (s) that s shall on Lot anning "Not a ded an ad pool
Monitoring: Monitoring will be conducted by the Depoa building permit process as well as conformance with the de	rtment of Bui evelopment's (Iding and S CC&R.	afety throu	gh the
24. Hazardous Fire Area a) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where	е			
wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	**************************************			
	fire Susceptib	ility," GIS da	ntabase	
residences are intermixed with wildlands?	•			ce No.
<u>Source</u>: Riverside County General Plan Figure S-11 "Wild<u>Findings of Fact</u>: a) The project is not located within a F	•			ce No.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project 25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?		\boxtimes		
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			\boxtimes	
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality? h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?			X X	

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Hydrology Study

Findings of Fact

a) Implementation of the proposed project will result in the alteration of the site's use and will introduce structures which will impede percolation of storm water as it travels across the project site. This will result in the alteration of the existing drainage patterns on site as well as the potential to alter drainage flows downstream from the site; the impervious surfaces proposed by the project has the potential to reduce infiltration of rainfall and increase storm water runoff volumes.

The project area is susceptible to shallow flooding and accepts the 100-year storm event regional discharge from the adjacent existing Sun City Palm Desert development. The developer proposes to address the offsite drainage issues through the construction of a multi-purpose recreational area directing the regional storm water discharges through the site from the southeasterly corner of the Sun City Palm Desert development to a point where the flows cross over Adams Street just north of Avenue 40. As discussed under Geology and Soils, Section 18, the project site is relatively flat and storm water flows entering the site from adjacent properties will continue to flow through the property

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	incorporated		

along the eastern portion of the project site. Storm discharge leaving the site is required to emulate pre-project conditions and will not increase downstream flows.

On site drainage, will be collected through an underground storm drain system within the street right-of-way and discharge the flows into a detention basin located and maintained on site. The developer is proposing the use of a low water street crossing protecting the intersection of Adams Street and 40th Avenue and to direct flows into the existing downstream flow path. Development of proposed drainage facilities will require coordination with the Coachella Valley Water District and the City of Indio.

The proposed facilities, adequate maintenance of the facilities and implementation of construction and post-construction BMPs will reduce potential impacts resulting from substantial erosion or siltation on- or off-site to less than significant with mitigation incorporated.

b) The proposed project has been designed to minimize erosion resulting from on and offsite storm water flows. Potential soil erosion and water quality impacts during construction of the proposed project will be minimized by compliance with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge Elimination System (NPDES) general construction permit and fugitive dust mitigation measures. Post-construction erosion at the site will be controlled through project design and implementation of BMPs recommended in the Water Quality Management Plan prepared for the proposed project by PBLA Engineering, Inc., dated March 21, 2013 and attached as Appendix G. On site control measures include roof drains and an urban curb/swale system to divert runoff into adjacent landscaped areas and/or into the underground street drainage system for release into the proposed detention basin; retrofitted basin/drain filters in street and area drains; site maintenance of landscaping, irrigation, trash and debris through the proposed project's Homeowner's Association; and, activity restrictions included in the proposed project's conditions, covenants, and restrictions (CC&R's) and enforced by the Homeowner's Association (see Table 3 of Appendix G).

The proposed development will require the construction of a low water crossing along Adams Street north of the intersection of Adams Street and 40th Avenue. This low water crossing will have a maximum depth of flow over the roadway of 2.8-feet with the depth time velocity not to exceeding 6. Slope protection will be required on both the upstream and downstream portions of the roadway embankment to prevent erosion of the roadway bed and protect the roadway surface during a storm water discharge over the low water crossing. The developer will be required to obtain permission from adjacent property owners and the City of Indio for the construction of the low water crossing, including drainage easements, permission to construct drainage facilities, and grading required to accommodate construction. The low water crossing will be designed to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

The flow rate used as part of the analyses was obtained from CVWD. Based on discussions with CVWD and a hydraulic analyses performed downstream of the project the flow rate tributary to the crossing is 15,500 ft3/s. This flow rate was used to evaluate a culvert crossing for Adams Avenue.

The proposed facilities and adequate maintenance of the facilities, will convey flows safely through the project site in accordance to Riverside County Flood Control, Riverside County Transportation Department, and the Coachella Valley Water District (CVWD) requirements. The construction of storm drain and/or other flood control devices and implementation of BMPs and recommended mitigation

Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
	Incorporated		

during construction and post-construction will reduce potential impacts to water quality to less than significant with mitigation incoporated (see Tables 6 and 7 of Appendix G).

- c) The project will receive water service as provided by the Coachella Valley Water District. The District draws groundwater by local wells in the area and the proposed development will use these supplies. However the demand of the project will be individually minimal on regional groundwater resources. The project shall provide for water conservation as provided by the UBC/CBC and by the applicable water-efficient landscaping requirements of Article XIXf of Ordinance No. 348, and through Planning Department review of landscaping and irrigation plans required by conditions of approval on file in the LMS. Impacts are less than significant.
- d) On site drainage, will be collected through an underground storm drain system within the street right-of-way and discharge the flows into a detention basin located and maintained on site. The developer is proposing the use of a low water street crossing protecting the intersection of Adams Street and 40th Avenue and to direct flows into the existing downstream flow path. All drainage facilities will be designed to convey the 100-year storm flows. BMPs will be implemented for maintaining water quality and reducing onsite soil erosion. Development of proposed drainage facilities will require coordination and approval of the Riverside County Flood Control, Riverside County Transportation Department, the Coachella Valley Water District (CVWD) and City of Indio.

Design features of the proposed project will preclude impacts to existing or planned stormwater drainage systems and implementation of required BMPs and compliance of conditions included on file in the LMS will reduce potential impacts resulting from the discharge of substantial additional sources of polluted runoff to less than significant with mitigation incoporated.

- e-f) The project site is subject to 100-year storm flood flows. No habitable structures or structures are proposed within the multi-purpose recreational area planned to accept regional storm water discharges through the site from the southeasterly corner of the Sun City Palm Desert development. Therefore, no flood hazards relative to placing housing or other structures within a 100-year flood hazard area will occur and potential impacts are less than significant.
- g) Following construction, project development with structures, concrete, asphalt, and landscaping will reduce the potential for sediment discharges or erosion on the site. However, use and operation of the project would generate pollutants that could impact water quality. The project specific WQMP includes Conventional Treatment Control BMPs to address the proposed project's Pollutants of Concern and concludes that no additional site specific BMPs are required, see Appendix G. Potential impacts to water quality are less than significant.
- h) A National Pollutant Discharge Elimination System (NPDES) general construction permit shall apply to construction activities (clearing, grading, excavation, etc.) that results in the disturbance of five acres of land or activity that is part of a larger common plan of development of five acres or greater. Such permits shall be obtained prior to the start of grading activities. The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time of application for pollution and erosion/siltation control permits.

<u>Mitigation:</u> Compliance with conditions of approval on file in LMS, including Conditions of Approval such as 80.Trans.3 and 80.Trans.4—Drainage Easements.

Potentially	Less than	Less	No
Significan	Significant	Than	Impact
Impact	with	Significant	
	Mitigation	Impact	
	Incorporated	-	
			·

<u>Monitoring:</u> Monitoring will be conducted through the standard Building and Safety plan check process, by the Coachella Valley Water District, Riverside County Flood Control District and by the Department of Transportation.

26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indica	ated belov	v, the appro	opriate Deg	gree of
Suitability has been checked.				
NA - Not Applicable U - Generally Unsuitable U			R - Restric	cted 🗵
a) Substantially alter the existing drainage pattern of		\boxtimes		
the site or area, including through the alteration of the				ш
course of a stream or river, or substantially increase the				
rate or amount of surface runoff in a manner that would				
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount		\boxtimes		
of surface runoff?				
c) Expose people or structures to a significant risk of			\boxtimes	
loss, injury or death involving flooding, including flooding as	Ш	Ш		
a result of the failure of a levee or dam (Dam Inundation				
Area)?				
d) Changes in the amount of surface water in any				∇
water body?		Ш		

<u>Source</u>: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

<u>Findings of Fact</u>: a-b) The project area is susceptible to shallow flooding and is designated Zone A (depth one-foot) & C on the Federal Flood Insurance rate maps. The project site accepts the 100-year storm event regional discharge from the adjacent existing Del Webb Sun City development. The developer proposes to address the drainage issues through the construction of a multi-purpose recreational area directing the regional storm water discharges through the site from the southeasterly corner of the Del Webb development to a point where the flows cross over Adams Street just north of Avenue 40. The developer is proposing the use of a low water street crossing protecting the intersection of Adams Street and Avenue 40 and to direct flows into the existing downstream flow path. Development of proposed drainage facilities will require coordination with the Coachella Valley Water District and the City of Indio.

The paving and covering over of a portion of the project site will result in additional storm water runoff. To address on site drainage within the residential area of the project, the developer is proposing to construct an underground storm drain system within the street right-of-way and discharge the flows into a detention basin located on site. Storm discharge leaving the site is required to emulate preproject conditions and will not increase the existing flood threat to receiving properties. The project has been reviewed and approved by the Riverside County Transportation Department and the Coachella Valley Water District. Therefore, potential impacts to existing drainage facilities and/or downstream properties is considered less than significant with mitigation incorporated.

c-d) No large bodies of water exist near the project site. No habitable structures are proposed within the multi-purpose recreational area planned to accept regional storm water discharges through the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

site from the southeasterly corner of the Del Webb development. Implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam nor will the project cause changes in the amount of surface water in any water body.

<u>Mitigation</u>: Compliance with conditions of approval on file in LMS, including 90.Trans.8—Drainage Improvement Notice.

<u>Monitoring</u>: Monitoring will be conducted through the standard Building and Safety plan check process, by the Planning Department and by the Department of Transportation.

LAND USE/PLANNING Would the project			
a) Result in a substantial alteration of the present or planned land use of an area?		\boxtimes	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?			

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact: a-b) The project would not result in a substantial alteration of the planned land use of the area since the Project implementation would alter the existing vacant land with senior planned residential development. The majority of the project site is planned for MHDR (5-8 Dwelling Units Per Acre) in accordance with the General Plan Land Use designation. An approximately 8 acres portion of the site is to remain largely undeveloped. The Del Webb Sun City Specific Plan (SP) exists to the north and west, and comments were received during the previous project approval process from the homeowners association. The SP development reflects approximately 5,000 dwelling units on 1,678 acres, and maintains an overall density of 3.02 dwellings per acre. Within the SP Planning Area 34, which is adjacent to the western boundary of the project site, density is approximately 5.6 dwelling units per acre. Along the northern boundary of the project site, SP density is 3.6 dwellings per acre. As such, the project as proposed is consistent with existing surrounding land uses and will not result in a substantial alteration of the present or planned land use of an area or affect land use within a city sphere of influence and/or within adjacent city or county boundaries.Impacts would be less than significant.

The proposed project is located within the Sphere of Influence of the City of Palm Desert whose transmittal of May 29, 2013 indicated no objection with suggestions for landscaping and design which the tract incorporates. The project is also adjacent to the city limits of the City of Indio whose transmittal of September 16, 2013 indicated no objection with recommendation for traffic and drainage related improvements which the tract incorporates. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
				·····
28. Planning a) Be consistent with the site's existing or proposed zoning? 				
b) Be compatible with existing surrounding zoning?			\boxtimes	
c) Be compatible with existing and planned surrounding land uses?			\boxtimes	
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?			\boxtimes	
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				
Source: Riverside County General Plan Land Use Element,	Staff reviev	v, GIS datab	ase	
Residential Development. Existing zoning on the project sit (Watercourse, Watershed & Conservation Areas). Surrounding the north and west and the City of Indio to the south and ear (5-8 Dwelling Units Per Acre) and OS-W (Open Space - W MDR (2-5 Dwelling Units Per Acre), MHDR (5-8 D	ng zones const. The product of the south ance with policies and one will be learned angement.	onsist of SP oject site is disurrounding I cre), CR (Co ation Habitat) h and single- the General id is consist inpatible with ess than sign of an establ	(Specific Pesignated land uses in mercial February to the norefamily resident with (surroundinificant.	lan) to MHDR nclude Retail), th and dential d Use County ng land munity
project. <u>Mitigation</u> : No mitigation measures are required.				
Monitoring: No monitoring is required.				
MINERAL RESOURCES Would the project		····	······································	·····
29. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				\boxtimes
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?				\boxtimes
		22-18-44-1-127-5-614 ± 1488-227-4-1-1-5-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				\boxtimes
Source: Riverside County General Plan Figure OS-5 "Minera Findings of Fact: a) The project site is located in an area studied.			es have no	t been
 b) The project is not located within a locally-important mineral local general plan, specific plan or other land use plan. 	al resource	recovery site	e designate	ed on a
 c) The project site is not located adjacent to a State classified mine. 	ed or desig	nated area o	or existing s	surface
 d) The project will not expose people or property to hazard quarries or mines. 	ls from pro	posed, exist	ing or abar	ndoned
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability F NA - Not Applicable A - Generally Acceptable)	as been chec B - Condi	cked. tionally Acc	ceptable
C - Generally Unacceptable D - Land Use Discourage 30. Airport Noise a) For a project located within an airport land use plan		\boxtimes		
or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA				\boxtimes
Source: Riverside County General Plan Figure S-19 "Airpo Facilities Map	ort Locatio	ns," County o	of Riverside	e Airport
Findings of Fact: a) The project is within an airport influence noise issues as identified in the General Plan.	ce area bou	ındary and is	affected b	y airport
Mitigation: The project has been reviewed by the Airpor compliance with the Aviation's Unit's transmittal of July 24 approval on file in the LMS, including 80.Planning.5-ALU measures to ensure interior noise levels are at or below 45-	, 2013, co C Clearan	ntained withi ce, including	n the cond noise atte	enuation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
an appropriate ECS note regarding noise and over flight front on file in the LMS, including 50.Planning.18-ECS Note Air		among cond	litions of ap	proval
Monitoring: Monitoring will be conducted by the Depoa Unit and through the building permit process as well as co	irtment of Buil nformance witl	ding and Sa n the develo	ifety and A pment's CC	viation &R's.
31. Railroad Noise NA ☐ A ☒ B ☐ C ☐ D ☐			×	
Source: Riverside County General Plan Figure C-1 Inspection	"Circulation F	Plan", GIS c	latabase, C	On-site
Findings of Fact: The proposed project would not be nearest railroad is approximately 1/4 mile from the project		significant ra	ailroad nois	e; the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
32. Highway Noise NA ☐ A ☐ B ☐ C ☑ D ☐		\boxtimes		
Source: On-site Inspection, Project Application Materials				
Findings of Fact: The proposed project is influenced by General Plan, Noise Section due to the site's proximity to 10. Development of the proposed project includes build noise to acceptable levels. Mitigation measures for the acoustical study, compliance with the Health Service requirements for construction of a 6-8 foot high masonry walls along 40th Avneue and Adams Street.	o 40 th Avenue, ing standards project includ es Agency, (Adams Streestablished e the prepace of Ir	eet and Inte to reduce tration of a dustrial Hy	erstate indoor n final ygiene
Mitigation: Compliance with the Environmental Health transmittal dated July 16, 2013, contained within the cond conditions of approval 80.Planning.3 and 90.Planning.1.				
Monitoring: Monitoring will be conducted through the star process, the Planning Department and through Ordinance	~	and Safety p	olan check	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Project Application Materials, GIS database				
<u>Findings of Fact</u> : The proposed project is not influenced by in the General Plan, Noise Section.	other or un	ique noise is	sues as ide	entified
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			\boxtimes	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			\boxtimes	
Source: Riverside County General Plan, Table N-1 ("Land Exposure"); Project Application Materials; Preliminary Nois Crossroads				
Findings of Fact: a-d) The project is influenced by noise is identified in the Genral Plan due to adjoining traffic n construction noise. All noise impacts are reduced to below compliance with ordinances.	oise, over	nead aircraft	, and tem	porary
Mitigation: Compliance with the Environmental Health I transmittal of July 16, 2013 and compliance with Airport Lar 2013, contained within the conditions of approval on file in shall be prohibited pursuant to Section 1(G) of Ordinance No.	nd Use Com n the LMS.	nmission tran	smittal of J	uly 24,
Monitoring: Monitoring to be provided by Building and Safe Health Department, Office of Industrial Hygiene.	ety Departn	nent and by t	the Environ	mental
POPULATION AND HOUSING Would the project		,		···
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AMAD PROPERTY AND ASSESSMENT OF THE PROPERTY O		***		
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing else- where?				\boxtimes
d) Affect a County Redevelopment Project Area?	П		П	\boxtimes
e) Cumulatively exceed official regional or local population projections?			\boxtimes	
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Source: Project Application Materials, GIS database, Element	Riverside C	ounty Gener	ral Plan H	ousing
Findings of Fact: The proposed project is a revision to ap subdivide 40.19 gross acres into 202 (Schedule A) single-Planned Residential Development (PRD). Projected occuparoject site is designated MHDR which allows for development designation and meets with all other policies of the County Grosses.	family resid ancy upon I nent of 5-8 ne Commul	ential lots wi ouildout is 40 dwelling unit nity Develop	ith Senior (04 resident s per acre	Citizen s. The and is
a-c) Currently, the project site is vacant and the proposed numbers of people, neccessitate the need for replacement additional housing. Therefore, no impacts to local housing w	housing els	ewhere or cr	eate the ne	
d) The site is not located in a County Redevelopment Area.				
e-f) The proposed project is in conformance with the County and all growth resulting from the project has been accounted projections. Therefore, the proposed project will not cum population projections or induce substantial population grow by proposing new homes and businesses) or indirectly (fo other infrastructure). Impacts are less than significant.	I for in the Culatively exe th in an are	Seneral Plan ceed official a, either dire	and demog regional o ctly (for ex	raphic r local ample,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
PUBLIC SERVICES Would the project result in substantia the provision of new or physically altered government far altered governmental facilities, the construction of which impacts, in order to maintain acceptable service ratios objectives for any of the public services: 36. Fire Services	cilities or th	e need for luse significa	new or phy ant environ	ysically mental

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan Safety Elemen	t			
Findings of Fact: The project area is serviced by potential significant effects will be mitigated by the project. The project will not directly physically alter expects and the project will not directly physically alter expects facilities. Any construction of new facilities require projects would have to meet all applicable environment County Ordinance No. 659 to mitigate the potential effect Approval 90.Planning.15-Ord. 659 Development Impassignificant.	payment of star xisting facilities of red by the cumin ntal standards. Tots to fire service	ndard fees or result in t ulative effec The project es as indicat	to the Cou he constructs of surrou shall compl ted by Cond	nty of tion of unding y with tion of
Mitigation: No mitigation measures are required.	·			
Monitoring: No monitoring is required.				
37. Sheriff Services				
Findings of Fact: The proposed area is serviced by th proposed project would not have an incremental effect vicinity of the project area. Any construction of new faci project and surrounding projects would have to meet project has been conditioned to comply with County potential effects to sheriff services, see Condition of Ap Impact Fees. Therefore, impacts are less than significant	on the level of s dities required by all applicable e Ordinance No oproval 90.Plann	heriff service the cumula nvironmenta 659 in ord	es provided ative effects al standards er to mitiga	in the of this a. This ite the
Mitigation: No mitigation measures are required.				
	•			
Monitoring: No monitoring is required.				
Monitoring: No monitoring is required. 38. Schools			\boxtimes	
	GIS database		×	

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries			\boxtimes	
Source: Riverside County General Plan				
Findings of Fact: Library services for future residents Riverside County Public Library System. The proposed put demand for library services and, therefore, will not phy construction of new or physically altered facilities. Develor Ordinance No. 659 may be used at the County's discret construction of new facilities required by the cumulative projects would have to meet all applicable environ conditioned to comply with County Ordinance No. 659 library services, see Condition of Approval 90.Plant significant.	project will not consically alter exically alter exicon to provide a tive effects of amental standard in order to mi	reate a signi sting facilitie uired by the additional librathis project rds. This ptigate the p	ficant increases or result Riverside (crary facilities and surroproject has otential effects)	mental in the County s. Any unding been ects to
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
40. Health Services			\boxtimes	
Source: Riverside County General Plan Findings of Fact: Development of the proposed project health services. The site is located within the service proposed project will not physically alter existing facility physically altered facilities. The presence of medical concrease in population associated with the new deverequired by the cumulative effects of this project and applicable environmental standards. This project has Ordinance No. 659 in order to mitigate the potential Condition of Approval 90.Planning.15. Mitigation: No mitigation measures are required.	parameters of ities or result in communities ge elopment. Any surrounding pro been condition	County he the construction to construction one to construction oned to construction to construct to construct to construct to construct to construct the construction the c	nificant impalth centers ruction of responds work of new face have to month, and the content of	s. The new or ith the icilities eet all County
Source: Riverside County General Plan Findings of Fact: Development of the proposed project health services. The site is located within the service proposed project will not physically alter existing facility physically altered facilities. The presence of medical concrease in population associated with the new deverequired by the cumulative effects of this project and applicable environmental standards. This project has Ordinance No. 659 in order to mitigate the potential Condition of Approval 90.Planning.15. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required.	parameters of ities or result in communities ge elopment. Any surrounding pro been condition	County he the construction will be construction or construction or construction or construction to construct the construction of the	nificant impalth centers ruction of responds work of new face have to month, and the content of	s. The new or ith the icilities eet all County
Source: Riverside County General Plan Findings of Fact: Development of the proposed project health services. The site is located within the service proposed project will not physically alter existing facility physically altered facilities. The presence of medical concrease in population associated with the new development of this project and applicable environmental standards. This project has Ordinance No. 659 in order to mitigate the potential Condition of Approval 90.Planning.15. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. RECREATION 41. Parks and Recreation a) Would the project include recreational facilities require the construction or expansion of recreation facilities which might have an adverse physical effect on	parameters of ities or result in communities generated and ities or result in communities generated and ities of communities or conal	County he the construction will be construction or construction or construction or construction to construct the construction of the	nificant impalth centers ruction of responds work of new face have to month, and the content of	s. The new or ith the icilities eet all County
Source: Riverside County General Plan Findings of Fact: Development of the proposed project health services. The site is located within the service proposed project will not physically alter existing facility physically altered facilities. The presence of medical concrease in population associated with the new deverguired by the cumulative effects of this project and applicable environmental standards. This project has Ordinance No. 659 in order to mitigate the potential Condition of Approval 90.Planning.15. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. RECREATION 41. Parks and Recreation a) Would the project include recreational facilities require the construction or expansion of recreation	parameters of ities or result in communities generated and ities are result in communities generated and ities are resulted as a community of the community of	County he the construction will be construction or construction or construction or construction to construct the construction of the	inificant impalth centers ruction of r esponds w of new fa have to m nply with (s. The new or ith the icilities eet all County

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
munity Parks and Recreation Plan (Quimby fees)?				
Source: GIS database, Ord. No. 460, Section 10.35 (Recreation Fees and Dedications), Ord. No. 659 (Establish Open Space Department Review	egulating the shing Develo	Division of pment Impac	Land – Pa ct Fees), Pa	rk and arks &
Findings of Fact: a) The proposed project includes the areas which are included as part of the project's environment to establish a homeowner's association through the develor of any streetscape improvements, detention basin or ope 50. Planning. 9. and 50. Planning. 10.) Therefore, potential is recreational facilities are less than significant.	iental review. opment's CC en space lots	The develop R's to fund s (see Condi	per is cond the mainte itions of Ap	itioned enance proval
b-c) The proposed project would result in an slight increas of nearby neighborhood and regional parks. The project Desert Recreation District and, as such, is required to Conditions of Approval 50.Planning.17 and 90.Planning.2.	site is locate pay park fee	d within the s on all resi	boundaries idential unit	of the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
42. Recreational Trails			\boxtimes	
Source: Riv. Co. 800-Scale Equestrian Trail Maps, Oper County trail alignments	n Space and	Conservatior	n Map for V	Vestern
Findings of Fact: The site proposes some private decomposed granite or soil compaction, but no general pulmpacts are less than significant.	esert trails s lan recreatior	systems to n trails exist o	be improve on the proje	ed with ect site.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
MONITORING. No monitoring is required.				
TRANSPORTATION/TRAFFIC Would the project 43. Circulation a) Conflict with an applicable plan, ordinance or poli				
TRANSPORTATION/TRAFFIC Would the project 43. Circulation	he int on- on ts,			
TRANSPORTATION/TRAFFIC Would the project 43. Circulation a) Conflict with an applicable plan, ordinance or policestablishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and not motorized travel and relevant components of the circulating system, including but not limited to intersections, streethighways and freeways, pedestrian and bicycle paths, a	he unt on- on ts, nd			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		Ty Mary Mark		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				\bowtie
d) Alter waterborne, rail or air traffic?				\boxtimes
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?		\boxtimes		
g) Cause an effect upon circulation during the project's construction?		\boxtimes		
h) Result in inadequate emergency access or access to nearby uses?				\boxtimes
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?				

Source: Riverside County General Plan

<u>Findings of Fact</u>: The proposed project will be affected by the Circulation policies of the County General Plan and will incrementally add to vehicle miles traveled and trips generated which on a cumulative basis will likely cause changes in traffic volume, some increase vehicle safety risks and affect roadway uses during construction activities. Potential impacts to adjacent roadways are addressed through the PM10 Mitigation Plan prepared for the project which requires that construction-related traffic congestion be reduced by minimizing traffic interference, employing the use of a flag person to ensure safety during construction, and scheduling construction related operations affecting roadways for off-peak hours, see Condition of Approval 60.Planning.2.

- a-b) The project has met the requirements of the Riverside County Transportation Department by providing adequate circulation and street improvements and is consistent with all other Circulation policies of the General Plan.
- c-e) Air traffic patterns will not change as a result of the proposed project, nor will the project pose a safety risk or alter waterborne, rail or air traffic. All streets have been designed to not create any substantial design hazards and have been reviewed and approved by the Riverside County Transportation Department. There will be no impacts.
- f-g) The project has been conditioned by the Riverside County Transportation Department for maintenance of facilities within public road rights-of-way as well as private street created by the project, see conditions of approval on file in LMS and specifically Conditions of Approval 50.Trans.19, 50.Trans 22, 50.Trans.36. Street improvements have been also been required by the Riverside County Transportation Department along project boundaries for Adams Street and 40th Avenue with requirement for street light at intersection of 40th and Adams Street, see Condition of Approval 50.Trans.34.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project includes the development of interior private streets County maintained roadway 40 th Avenue, a designated arteria shall provide on site off-street parking pursuant to Section 18. improvements shall be in accordance with Ordinance No. 461 LMS, including 50.Trans.13, 50.Trans.18, 50.Trans.24, 50.Tra 50.Trans.36. Impacts would be less than significant with mitigation.	il highway. 12 of Ordir and condi ins.26, 50.	On site recr nance No. 3 ² itions of appr Trans.29, 50	eational fac 18. All stree oval on file	inties t in
h-i) Emergency vehicle parking and access is addressed and with Riverside County Fire Department, see Conditions of Appand 50.Trans.39.	the projec oroval 50.F	t conditioned Fire.1, 50.Fire	in coopera e.2, 50.Trar	ntion ns.34,
Additionally, all County projects are conditioned to pay Tra impacts on County roadways resulting from development, se is a standard condition and is not considered mitigation accor	e Conditio	n of Approva	litigation Follows.	ees for 1. This
The project will not cause a significant effect on circulation a which has sufficient capacity to support the proposed project project will not result in inadequate emergency access or calternative transportation. The proposed project is in concommunity Development land use designation of MHDR and of the General Plan. The impact of the project will be less that Mitigation: Compliance with conditions of approval on file in 50.Trans.13, 50.Trans.18, 50.Trans.19, 50.Trans.22, 5 50.Trans.32, 50.Trans.33, 50.Trans.34, 50.Trans.35, 50.Trans.	ect as well conflict wit formance is consiste n significat n the LMS 0.Trans.24	as existing the adopted provided provid	traffic level policies sup quirements Circulation 0.Fire.1, 50 26, 50.Tr	of the policies D.Fire.2, ans.29,
Monitoring: Monitoring will be conducted through the standa process, by the Fire Department and by the Department of Tr	ırd Building ransportati	g and Safety on.	plan check	
44. Bike Trails				
Source: Riverside County General Plan Findings of Fact: There are no General Plan designated bik therefore no bike trails are proposed.	e trails adj	acent to the	project site	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
UTILITY AND SERVICE SYSTEMS Would the project			31117	
45. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? 				
b) Have sufficient water supplies available to serve			\square	

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
he project from existing entitlements and resources, or are new or expanded entitlements needed?	e	MANAGE TO THE STATE OF THE STAT		
Source: Department of Environmental Health Review				
Findings of Fact: The project proposes to obtain potable Valley Water District (CVWD). Services exist to the site beand will not require or result in the construction of new existing facilities, the construction of which would cause signas been transmitted a copy of the proposed project with dated October 4, 2013. Conditions of Approval 10.E He 60.Planning.1-CVWD Clearance and 90.Planning.6-CVW obtain evidence of service and compliance. Impacts are less	oundaries du water treatn gnificant envi clearance le ealth.1-CVWI /D Clearanc	e to neighbonent facilitie ronmental e etter being re D Water an e require th	oring develong or expand offects. The eceived by od Sewer S	opment sion of CVWD CVWD service,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.	•			
46. Sewer a) Require or result in the construction of newwastewater treatment facilities, including septic systems, of expansion of existing facilities, the construction of whice would cause significant environmental effects?	or		\boxtimes	
b) Result in a determination by the wastewate treatment provider that serves or may service the project that it has adequate capacity to serve the project projected demand in addition to the provider's existin commitments?	ct └└ 's			
Source: Department of Environmental Health Review				
Findings of Fact: The project proposes to obtain potable Valley Water District (CVWD). Services exist to the site be and will not require or result in the construction of new existing facilities, the construction of which would cause sith has been transmitted a copy of the proposed project with dated October 4, 2013. Conditions of Approval 10.E H 60.Planning.1-CVWD Clearance and 90.Planning.6-CVV obtain evidence of service and compliance. Impacts would	oundaries du water treatr ignificant env clearance le lealth.1-CVW VD Clearance	ue to neighb ment facilitie ironmental e etter being r /D Water ar ce require t	oring develes or expanence or expanence or expanence or expense or expanence or exp	opmen Ision o CVWE CVWE Service
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
47. Solid Waste a) Is the project served by a landfill with sufficie permitted capacity to accommodate the project's sol			\boxtimes	
*				

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EA No. 42587

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
waste disposal needs?	·······································			
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?				\boxtimes
Source: Riverside County General Plan, Riverside correspondence	e County	Waste Man	agement	District
accommodate the project's solid waste disposal needs and statues and regulation related to solid wastes. Additionall Trash Enclosures (for the community center building) re	ly, Condition	s of Approv	al 90.Plan t provide 1	ning.4- for the
collection of recyclable materials to comply with the divers shall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indidated September 23, 2013. Mitigation: No mitigation measures are required.	ion goals of Waste Re	Assembly B sources Mar	nagement	District
collection of recyclable materials to comply with the diversion shall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indicated September 23, 2013. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required.	ion goals of Waste Re	Assembly B sources Mar	nagement	District
collection of recyclable materials to comply with the diversishall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indicated September 23, 2013. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. 48. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the consistent/recommental effects?	ion goals of y Waste Re cated by the	Assembly B sources Mare transmittal	nagement letter from nstruction cause sig	District WMD
collection of recyclable materials to comply with the divers shall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indidated September 23, 2013. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. 48. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the constention of the expansion of existing facilities; the constention mental effects? a) Electricity?	ion goals of y Waste Re cated by the	Assembly B sources Mare transmittal	nagement letter from	District WMD
collection of recyclable materials to comply with the diversishall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indicated September 23, 2013. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. 48. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the constention of the expansion of existing facilities.	ion goals of y Waste Re cated by the	Assembly B sources Mare transmittal	nagement letter from	District WMD
collection of recyclable materials to comply with the divers shall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indidated September 23, 2013. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. 48. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the consenvironmental effects? a) Electricity? b) Natural gas? c) Communications systems?	ion goals of y Waste Re cated by the	Assembly B sources Mare transmittal	nagement letter from	District WMD
collection of recyclable materials to comply with the diversishall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indicated September 23, 2013. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. 48. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the considerior environmental effects? a) Electricity? b) Natural gas? c) Communications systems? d) Storm water drainage?	ion goals of y Waste Re cated by the	Assembly B sources Mare transmittal	nagement letter from	District WMD
collection of recyclable materials to comply with the divers shall be reviewed and approved by the Riverside County (WMD) prior to building permit and final inspection as indidated September 23, 2013. Mitigation: No mitigation measures are required. Monitoring: No monitoring is required. 48. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the consenvironmental effects? a) Electricity? b) Natural gas? c) Communications systems?	ion goals of y Waste Re cated by the	Assembly B sources Mare transmittal	nagement letter from	District WMD

<u>Findings of Fact</u>: a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

As discussed under Hydrology & Water Quality, Sections 23 and 24, the project site accepts the 100year storm event regional discharge from the adjacent existing Del Webb Sun City development. The developer proposes to address the drainage issues through the construction of a multi-purpose recreational area directing the regional storm water discharges through the site from the southeasterly corner of the Del Webb development to a point where the flows cross over Adams Street just north of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Avenue 40. The developer is proposing the use of a logintersection of Adams Street and Avenue 40 and to direct path. To address on site drainage within the residential area to construct an underground storm drain system within the sinto a detention basin located on site. Storm discharge lead project conditions and will not increase the existing flood to has been reviewed and approved by the Riverside Court Coachella Valley Water District. Therefore, potential impart downstream properties is considered less than significant.	flows into of the proje treet right-o aving the sith hreat to rec anty Transp	the existing ect, the devel f-way and di te is required eiving prope ortation Dep	downstrea loper is pro scharge the d to emula erties. The partment a	m flow posing e flows te pre-project nd the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?				
Source:				
Findings of Fact: The project will not conflict with any adop	ted energy o	conservation	plans.	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
OTHER				
50. Other:	<u>L</u>			
Source: Staff review				
Findings of Fact: No other potential impacts were identified	i.			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring is required.				
MANDATORY FINDINGS OF SIGNIFICANCE	·····		****	w
51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant of animal community, reduce the number or restrict the	/			
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•		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
eliminate im	rare or endangered plant or animal, or portant examples of the major periods of story or prehistory?				***
Source: Staff rev	view, Project Application Materials				
of the environment populations to dro reduce the number	Implementation of the proposed project vent, substantially reduce the habitat of fish op below self-sustaining levels, threaten to er or restrict the range of a rare or endanger periods of California history or prehisma	or wildlife s _l eliminate a ered plant or	pecies, causo plant or anin	e a fish or a	wildlife nity, or
limited, but tively cons effects of a connection	roject have impacts which are individually cumulatively considerable? ("Cumula-iderable" means that the incremental project are considerable when viewed in with the effects of past projects, other ects and probable future projects)?	. □ I			
Source: Staff rev	view, Project Application Materials				
Findings of Fact: considerable.	The project does not have impacts which	ch are individ	dually limited	, but cumu	latively
cause subs	roject have environmental effects that will tantial adverse effects on human beings by or indirectly?				\boxtimes
Source: Staff rev	view, project application				
	The proposed project would not result in se effects on human beings, either directly			hich would	cause
VI. EARLIER	ANALYSES				
effect has been a	may be used where, pursuant to the tiering dequately analyzed in an earlier EIR or n ection 15063 (c) (3) (D). In this case, a bri	egative decl	aration as pe	er California	a Code
Earlier Analyses I	Used, if any: Environmental Assessment	No. 38863			
Location Where E	Earlier Analyses, if used, are available for r	eview:			
Location:	County of Riverside Planning Departr 4080 Lemon Street, 12th Floor Riverside, CA 92505	ment			

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised: 11/13/2013 8:30 AM

EA 2010.docx

LIST OF APPENDICES FOR EA 42587

Appendix A	Air Quality and Greenhouse Gas Impact Analysis for Tentative Tract Map 30966, dated April 16, 2013, by Terra Nova Planning & Research, Inc.
Appendix B	Biological Resources Assessment for the Adams Street Parcel Project, dated June 19, 2013, by AMEC Environment & Infrastructure
Appendix C	Phase I Archaeological Assessment Tentative Tract Map No. 30966, dated March 4, 2013, by CRM TECH
Appendix D	Preliminary Geotechnical Investigation, Tentative Tract Map No. 30966, dated May 30, 2013, by Petra Geotechnical, Inc.
Appendix E	Phase I Environmental Site Assessment, dated June 2013, by Terra Nova Planning & Research, Inc.
Appendix F	Tentative Tract 30966 Preliminary Noise Study, dated June 18, 2013, by Urban Crossroads
Appendix G	Project Specific Water Quality Management Plan, dated March 21, 2013, by PBLA Engineering, Inc. (EA references Table 3 and Table 6)

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TRACT MAP Tract #: TR30966R1

Parcel: 748-280-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30966, Revised Map No. 1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 30966R1, Amended No. 2, dated October 7, 2013 and Exhibit M (Draft Design Manual) dated April 22, 2013.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP or FINAL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

Riverside County LMS
CONDITIONS OF APPROVAL

11/13/13 11:03

TRACT MAP Tract #: TR30966R1 Parcel: 748-280-009

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

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connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to subdivide 40.19 gross acres into 202 residential lots (Schedule A) as a Senior Citizen Planned Residential Development (PRD). The PRD consists of lot sizes ranging from approximately 3,500 square feet to 10,500 square feet with detached single family residential units ranging in size from approximately 1,657 square feet to 1,903 sugare feet at maximum heights of 18 feet (single-story). The PRD also includes a 3,221 square foot community center building at a maximum height of 18 feet with pool, detention basin/dog park, a drainage channel, and common area landscaping, located within Assessors Parcel Numbers 748-280-008 and 748-280-009.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

Parcel: 748-280-009

TRACT MAP Tract #: TR30966R1

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is

Parcel: 748-280-009

TRACT MAP Tract #: TR30966R1

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.)

RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE, 7 MAP - EROS CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE

RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING

RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS

RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY

RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

Parcel: 748-280-009

TRACT MAP Tract #: TR30966R1

10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.)

RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS

RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Parcel: 748-280-009

TRACT MAP Tract #: TR30966R1

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE

RECOMMND

Tract Map 30966 Revised Permit No. 1 is proposing to receive potable water and sanitary sewer service from Coachella Valley Water District $(\overline{\text{CVWD}})$. It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with CVWD as well as all other applicable agenices. All existing onsite wastewater treatment systems (OWTS) and/or wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

Riverside County LMS CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30966R1

10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads

41 Corporate Park, Suite 300

Irvine, CA 92606

Noise Study:

"Tentative Tract Map 30966, Preliminary

Noise Study, County of Riverside, California dated June 18, 2013

JN: 08692-02

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 30966 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 16, 2013 c/o Steve Hinde, REHS, CIH, (RivCo Industrial Hygienist).

For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

ENV SITE ASSESSMENT REVIEW 10.E HEALTH. 3

RECOMMND

Based on the information provided in the Phase 1 Environmental Site Assessment (Terra Nova, June 2013) documentation and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 4 CONTACT DISTRICT ENV SERVICES RECOMMND

For any proposed public or semi-public food facility and/or swimming pool or spa, please contact the County of Riverside, Department of Environmental Health to obtain information regarding plan check and permitting requirements.

County of Riverside, Department of Environmental Health District Environmental Services - Indio Office 47-950 Arabia Street Indio, CA 92201 (760) 863-8287

Riverside County LMS CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30966R1

Parcel: 748-280-009

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP*-#16-HYDRANT/SPACING

RECOMMND

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 500 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart. (Appendix C).

10.FIRE. 3 MAP*-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a potential fire flow 1500_ GPM and an actual fire flow available from any one hydrant shall be 1500_ GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 4 MAP*-#14-COM/RES HYD/SPACING

RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant.

10.FIRE. 5 MAP-CONSTRUCTION PHASING

RECOMMND

Construction phasing beyond phase 1 as shown on the map will require seondary access. Any deadend roads longer than 150 feet will require a turn-around.

10.FIRE. 6 MAP#01B-DESERT RESPONSIBLITY

RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence from general contractor, superintendent, owner, subcontractors, etc. Any questions contact Riverside County Fire Department, Planning 77-933 Las

TRACT MAP Tract #: TR30966R1

Parcel: 748-280-009

10. GENERAL CONDITIONS

10.FIRE. 6 MAP#01B-DESERT RESPONSIBLITY (cont.) RECOMMND

Montanas Rd. Ste. 201, Palm Desert, CA 92211. 760-863-8886

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Tract Map No. 30966, revision number 1, is a proposal to Schedule A subdivision of 202 residential lots (Senior housing) with an associated community center. The 40 gross acres site is located in the Bermuda Dunes area, north of Interstate 10 and Avenue 40, west of Adams Street, south of Manorgate Road, and east of Somerest Avenue.

This revision is to an approved tract map which the District has not previously reviewed.

It should be noted that the District's review is limited to the water quality aspects. Drainage aspects/impacts will be reviewed by the Coachella Valley Water District.

The proposed development of this site would adversely impact water quality. The District has reviewed the exhibits and Water Quality Management Plan, received on September 19, 2013. A detention basin is being proposed that mitigates onsite runoff of the 100 year storm flows and therefore, meets water quality standards. However, it is unclear if offsite runoff from a basin located in Tract 29880 and Tract 28242 drains to this tract. This offsite basin is located along the western side of TR 30966 at lot 180. For water quality purposes, if offsite flows are allowed to comingle with the project's onsite flows, all onsite and offsite runoff shall be treated and require larger BMPs. Additional drainage information shall be included to clarify this issue during final design.

Questions related to this case may be directed to Everett Duckworth at 951.955.9412 or Henry Olivo at 951.955.1214.

10.FLOOD RI. 5 MAP SUBMIT FINAL WOMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The

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10.FLOOD RI. 5 MAP SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 3 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - FINAL PLAN OF DEVELOPMNT

RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

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10.PLANNING. 5 MAP - ZONING STANDARDS

RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-4 and W-1 zones.

10.PLANNING. 6 MAP - 90 DAYS TO PROTEST

RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 7 MAP - MAINTAIN FLOOD FACILITY

RECOMMND

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE

RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 10 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11 MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer by applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12 MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - LOW PALEO (cont.)

RECOMMND

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- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.
- 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside

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10.PLANNING. 12 MAP - LOW PALEO (cont.) (cont.)

RECOMMND

"SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 13 MAP-INADVERENT ARCHAEO FINDS

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, and the County Archaeologist to discuss the significance of the find.

2The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3At the meeting, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition,

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP-INADVERENT ARCHAEO FINDS (cont.)

RECOMMND

as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 14 MAP-IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and meet with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to meeting between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 15 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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10.PLANNING. 15 MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

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- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 16 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

- 1. Final Site Development Plan for each phase of development.
- 2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to

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10.PLANNING. 16 MAP - REQUIRED MINOR PLANS (cont.)

RECOMMND

approval, or concurrent with a Model Home Complex Plan.

- 3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
- 4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department.
- 5. A wall and fencing plan for the whole tract or each construction phase shall have a separate wall and fencing plan.
- 6. Each phase shall have a separate wall and fencing plan.
- 7. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 17 MAP - PRCEDURE FOR PHASING

RECOMMND

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance. No. 460.

10.PLANNING. 18 MAP - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or

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10.PLANNING. 18 MAP - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10 PLANNING. 20 MAP - AIRPORT LAND USE

RECOMMND

The land divider, and the land divider's sucessor in interest, shall comply with the requirements of the Riverside County Airport Land Use Commission's letter dated July 24, 2013, a copy which is on file with the Riverside County Planning Department.

10.PLANNING. 23 MAP - INDUSTRIAL HYGIENE

RECOMMND

The land divider, and the land divider's sucessor in interest, shall remain in compliance with the Office of Industrial Hygiene's letter dated July 16, 2013, a copy which is on file with the Riverside County Planning Department.

10.PLANNING. 24 MAP - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 25 MAP - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 27 MAP - COMMON LOT MAINTENANCE

RECOMMND

All common lots and other commonly maintained areas within the area shown on the APPROVED EXHIBIT A shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

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10.PLANNING. 28 MAP - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 29 MAP - YARD SETBACKS

RECOMMND

Building setbacks shall comply with the PRD standards of Section 18.5 of Ordinance No. 348 and the following:

40th Avenue -- twenty (20) feet, as measured from the street ROW bondary.

Adams Street -- ten (10) feet, as measured from the street ROW boundary.

Internal building setbacks shall be the following:

The minimum building setback from the interior streets (which boundaries are shown on the final map) shall be ten (10) feet.

The minimum setback between buildings shall be ten (10) feet.

10.PLANNING. 30 MAP - GEO02327

RECOMMND

County Geologic Report (GEO) No. 2327, submitted for this project (TR30966R1) was prepared by Petra and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract Map No. 30966 (Encore Project), Proposed 40-Acre Single Family Residential Site, Located at the Northwest Corner of Avenue 40 and Adams Street, Bermuda Dunes Area, Riverside County, California", dated May 30, 2013. In addition, Petra prepared "Response to Riverside County Planning Department Review Comments, County Geologic Report No. 2327, Tentative Tract Map No. 20966 (Encore Project), Proposed 40-Acre Single Family Residential Site, Located at the Northwest Corner of Avenue 40 and Adams Street, Bermuda Dunes Area, Riverside County, California", dated September 6, 2013. This document is herein incorporated as a part of GEO02327.

GEO02327 concluded:

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10.PLANNING. 30 MAP - GEO02327 (cont.)

RECOMMND

- 1. No known active faults have been identified on the site.
- 2. The potential for onsite faulting is likely low.
- 3. Results of liquefaction analysis indicated negligible settlement, ranging from 0.02 to 0.07 inches.
- 4. The potential for areal subsidence to affect the site is considered low to moderate.
- 5. The potential for landsliding is considered negligible.
- 6. The slopes are considered to be grossly stable (static and seismic), at the heights and inclinations proposed.
- 7. The slopes would be considered potentially superficially unstable, in that they would be highly erodible.
- 8. The potential for hydroconsolidation to affect the site is considered low.

GEO02327 recommended:

- 1.All graded slopes must be provided with both mechanical erosion protection measures, such as jute matting, and planting with suitable deep-rooted plants that require little water and are capable of surviving the prevailing climate.
- 2. The slopes of the proposed flood control channel on the eastern portion of the site should be protected from erosion by riprap, interlocking blocks, erosion mats, concrete liners or other approved erosion-protection measures.
- 3.In areas to where structures are to be supported by conventional shallow slab-on-grade foundations, spread footings and/or post-tension foundations, the existing ground should be over-excavated to depths that expose competent native soils exhibiting an in-place relative compaction of 85 percent or more.
- GEO No. 2327 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2327 is hereby accepted for Planning purposes. Engineering and other

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10.PLANNING. 30 MAP - GEO02327 (cont.) (cont.)

RECOMMND

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Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 4 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement

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10.TRANS. 4

MAP - DRAINAGE 1 (cont.)

RECOMMND

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5

MAP - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6

MAP - ENCROACHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of=way.

10.TRANS. 7

MAP - PRIVATE STREETS

RECOMMND

The internal streets within the land division shall not be offered for dedication.

10.TRANS. 8

MAP - FLOOD HAZARD REPORT

RECOMMND

This is a proposal to divide approximately 40 acres into 202 lots to build single family dwelling units on (APN 748-280-008 and 748-280-009.) This project is located at the north-west corner of the intersection 40th and Adams in the Bermuda Dunes community of the unincorporated area of Riverside County. The project site accepts the 100-year storm event regional discharge from the existing Del Webb Sun City development. The expected discharge rate from Del Webb is approximately 15,500 cfs. The developer proppses to address the drainage issues associated with the site through the construction of a multi-use recreational area directing the regional storm water discharges through the site from the southeasterly corner of Del Webb to a point where the flows cross over Adams Street just north of 40th Avenue. To address flows crossing Adams Street, the developer is proposing the use of a low water crossing to insure protection of the intersection of Adams and 40th and

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10.TRANS. 8 MAP - FLOOD HAZARD REPORT (cont.)

RECOMMND

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to direct flows into the existing downstream flow path. For the remaining on site drainage within the residential area of the project, the developer is proposing to construct a underground storm drain system within the street right-of-way and discharge the flows into a detention basin located adjacent to 40th and westerly of Adams Street. The developers engineer has prepared a hydrology and hydraulics analysis of the proposed project site in enough detail to address the collection and conveyance of storm water flows within the residential site and the conveyance of the regional storm water discharge through the site. The depth of flow crossing Adams Street has been limited to a maximum depth of 2.8-feet above the street surface in accordance with existing limitations placed upon the existing Del Webb drainage located to the north of this site. The developer will be required to work with adjacent property owners including the City of Indio to facilitate the construction of the low water crossing.

The subdivider shall provide mitigation measures to contain 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

10.TRANS. 9

MAP - FLOOD HAZARD REPORT 2

RECOMMND

The project area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

10.TRANS. 10

MAP - FLOOD HAZARD REPORT 3

RECOMMND

The subdivider shall comply with Riverside County Ordinance No. 458.12 as amended in the preparation of on-site flood protection facilities for this project.

10.TRANS. 11

MAP - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been conveyed by the project proponent that this residential development will be age-restricted and used for senior housing. Based on this project description it has been determined that the project is exempt from traffic study requirements.

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10.TRANS. 12

MAP - DRAINAGE 4

RECOMMND

The subdivider of this land division shall delineate on the map the locations of the retention basins and drainage channels to the benefit of Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The developer of this land division shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated March 13, 2013. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and shown to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

10.TRANS. 13

MAP - LOW WATER CROSSING

RECOMMND

The proposed development will require the construction of a low water crossing along Adams Street north of the intersection of Adams Street and 40th Avenue. This low water crossing will have a maximum depth of flow over the roadway of 2.8-feet with the depth time velocity not exceeding 6. Slope protection will be required on both the upstream and downstream portions of the roadway embankment to prevent erosion of the roadway bed and protect the roadway surface, per standard 307, during a storm when water will discharge over the low water crossing. developer will be required to obtain permission from adjacent property owners and the City of Indio for the construction of the low water crossing, including drainage easements, permission to construct drainage facilities, and grading required to accommodate construction. The low water crossing will be designed to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

10.TRANS. 14

MAP - RETENTION BASIN

RECOMMND

Per the project drainage report (dated October 2013); the proponents engineer has calculated the storm water runoff from the 100 year events. The project is designed to convey all the flows from the 202 lots to basin A via an on-site storm drain system.

The existing volume for the 32 acre site was not calculated as they will retain 100% of the 100 year event.

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10. GENERAL CONDITIONS

10.TRANS. 14 MAP - RETENTION BASIN (cont.)

RECOMMND

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For retention basin sizing and calculations refer to letter/memo dated October 10, 2013 from Alan French to Majeed Farshad.

10.TRANS. 15

MAP - RETENTION BASIN MAINTEN

RECOMMND

Maintenance of retention basins and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the CC&Rs or in the form of an 'operational and maintenance responsibilities requirements' to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed drainage retention basins and drainage facilities.

10.TRANS, 16

MAP - DRAINAGE IMPROVEMENTS

RECOMMND

Prior to the occupancy of the first residential unit, all drainage and flood control facilities shall be designed, built and completed. These facilities shall include, but not be limited to the grading of the flood control channel of sufficient size to convey CVWD designated 100-yr flow of flood waters between the southern boundary of Sun City/Palm Desert and Adams Street, grading of all access roads necessary for the maintenance of flood control channel, all detention basins and box culverts under Adams Street.

As agreed by the applicant in letter dated September 20, 2013.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

MAP - EXPIRATION DATE 20.PLANNING. 1

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the ounty of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 MAP - EXPIRATION DATE (cont.)

RECOMMND

originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 and W-1 zones, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

E. The common open space areas shall be shown as numbered lots on the FINAL MAP.

MAP - FINAL MAP PREPARER 50.PLANNING. 5

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

MAP - ECS SHALL BE PREPARED 50 PLANNING, 6

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 7 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department -Survey Division, in E.C.S. Book ____, Page ____. This affects Lot Nos. 1 through 202."

50.PLANNING. 10 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

- 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
- 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

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boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

- 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, the common area including, but not neccessarily limited to, private streets and common lots for landscaping, recreation, drainage control and open space, d) shall contain the language contained in condition 50.PLANNING.19, below, e) shall contain language "prohibiting private street parking" on any interior private streets within the development, and f) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenents, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 11 MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - FINAL DESIGN MANUAL

RECOMMND

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The land divider shall submit five (5) copies of a final design manual reflecting any modifications or amendments to the TENTATIVE MAP and conditions of approval, including the Draft Design Manual (Exhibit M).

50.PLANNING. 15 MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 16 MAP- LC LNDSCP COMMON AREA MA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 17 MAP - DESERT RECREATION DIST

RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

50.PLANNING. 18 MAP - ECS NOTE AIRPORT

RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the Bermuda Dunes Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Bermuda Dunes Airport maintained operations to the southeast of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Bermuda Dunes Airport."

50.PLANNING. 19 MAP - BMPs IN CC&Rs

RECOMMND

The declaration of convenants, conditions and restrictions (CC&Rs) submitted for review shall contain the following provision verbatim:

"The management and maintenance of the 'common area' shall include the following best management practices (BMPs) to reduce storm water pollution:

All pesticides shall be applied in strict accordance to pesticide laws as stated in the State of California Agricultural Code. All pesticide applicators shall be certified by the State as a Qualified Applicator or be directly supervised by a Qualified Applicator. All fertilizers shall by applied at the rate stipulated by the manufacturer. Fertilizer Applicators shall be trained in the proper procedures of determining fertilizer rates and calibration of equipment. Fertilizer shall be applied in such a manner as to avoid application onto hardscape surfaces. Annual soil tests are recommended to advise on which fertilizer elements are needed to avoid application of unnecessary elements, or over application. The local water agency or resource conservation district

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - BMPs IN CC&Rs (cont.)

RECOMMND

can assist with detailed information concerning this BMP. (BMP N3)

The Homeowners Association is required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The Association may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying trash receptacles in common areas, noting trash disposal violations by homeowners or businesses, and reporting the violations to the association for investigation. (BMP N5)

The Homeowners Association is required to have its privately owned streets and parking lots swept prior to the storm season, no later than October 15th of each year (BMP N6)."

TRANS DEPARTMENT

50.TRANS. 1 MAP - DRAINAGE 4

RECOMMND

The subdivider of this land division shall delineate on the map the locations of the retention basins and drainage channels to the benefit of Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The developer of this land division shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated March 13, 2013. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and shown to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 2 MAP - RETENTION BASIN MAINTEN

RECOMMND

Maintenance of retention basins and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the CC&Rs or in the form of an 'operational and maintenance responsibilities requirements' to the

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50. PRIOR TO MAP RECORDATION

MAP - RETENTION BASIN MAINTEN (cont.) RECOMMND 50.TRANS. 2

satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed drainage retention basins and drainage facilities.

MAP - CORNER CUTBACKS 50.TRANS. 13

RECOMMND

Standard corner cutbacks at the intersection of Adams Street and 40th Avenue and at the intersection of the private streets designated as Street "C" and "J" with 40th Avenue shall be offered for dedication and shown on the final map.

50.TRANS. 18

MAP - STREET LIGHT PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting along Adams Street and 40th Avenue shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. Street lighting along the internal, private streets shall be as approved by the Transportation Department. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 19

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along 40th Avenue and Adams Street.
- (2) Street lights on 40th Avenue and Adams Street.
- (3) Traffic signals located on 40th Avenue and Adams Street.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 22 MAP - EXISTING MAINTAINED

RECOMMND

Adams Street (Lot "A") is a General Plan road, and is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 6-foot wide concrete sidewalk located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94. (64'/100')

The improvements to Adams Street shall include, in their design, an engineered solution to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

** At the request of City of Indio (email dated 9/9/13) the developer shall pay 25% of the actual total cost of the traffic signal installation on Adams Street at 40th Avenue to the City of Indio. This cost shall include the design, contract administration, and construction observation plus the construction cost for the traffic signal. **

40th Avenue (Lot "B") is a General Plan road, and is a paved County maintained road and shall be improved with

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22

MAP - EXISTING MAINTAINED (cont.)

RECOMMND

8-inch concrete curb-and-gutter and 5-foot wide concrete sidewalk located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 & 2. (86'/128')

** At the request of City of Indio (letter dated October 1, 2013) above mentioned half-width right-of-way is changed to 37-feet from centerline of survey to the right-of-way line, and the curb face is located at 22-feet from centerline with 15-feet of parkway. (County Standard No. 103 Collector Street) **

50.TRANS. 24

MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 26

MAP - LANDSCAPING-DESERT

RECOMMND

Any landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district/maintenance agreement or similar mechanism as approved by the Transportation Department.

The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP - LANDSCAPING-DESERT (cont.)

RECOMMND

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incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permited.

Landscape plans shall be submitted on standard County Plan sheet format (24" x 36"). Landscape plans shall be submitted with the street improvement plans and shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 29

MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan check guidelines.html.

50.TRANS. 32

MAP - SIGNING & STRIPING PLAN

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 33

MAP - LANDSCAPING G.P.-DESERT

RECOMMND

The applicant shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along Adams Street and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous agreement.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 33

MAP - LANDSCAPING G.P.-DESERT (cont.)

RECOMMND

The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitd.

Landscaping plans shall be submitted with the street improvement plans for approval.

50.TRANS. 34

MAP - STREET IMPROVEMENTS

RECOMMND

The internal streets designated as Streets "D", "E", "F", "G", "H", "I" and "J" shall be improved in accordance with County Standard No. 105, Section "C" modified to utilize a wedge curb with a street width of 32-feet measured from back-of-curb to back-of-curb and a 4-foot wide concrete sidewalk on one side of the street within a separate easement and shown on, and a part of, the street improvement plans. Lot "D" shall terminate in a modified hammerhead as approved by the Transportation Department and the Fire Department. (Reduced width on all of internal streets have been considered based on no street parking are permitted.)

The street designated as Street "C" provides gated access from 40th Avenue and shall be improved in accordance with County Standard No. 104, Section "A" with Type A-8 curb, Standard 201 and shall be widened at the entry to accommodate a center median, a minimum of 50-feet of vehicular stacking distance from the gate control mechanism and a turn around area as approved by the Transportation Department. Northerly of the entry, at the intersection of Street "D", the curb along Lot "C" shall transition from a Type A-8 curb to a wedge curb measuring 40-feet from flow-line to flow-line.(Street "K" shall be constructed with Type A-8 Curb)

The street designated Street "C" up to Street "G" shall be improved in accordance with County Standard No. 105, Section "C" modified to utilize a wedge curb with a street width of 42-feet measured from back-of-curb to back-of-curb and a 4-foot wide concrete sidewalk on one side of the street.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 35

MAP - STREET LIGHT 1 CERT.

RECOMMND

Prior to RECORDATION, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

50.TRANS. 36

MAP - PRIVATE STREET MAINT

RECOMMND

The development shall provide for continuous maintenance of the proposed private streets within the development as approved by the Director of Transportation, the Planning Department and County Counsel.

50.TRANS. 37

MAP - KNUCKLES

RECOMMND

Standard knuckles shall be used throughout the landdivision.

50.TRANS. 38

MAP - ST DESIGN/IMPRV CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with Tentative Tract Map No. 31689 located on the easterly side of Adams Street.

50.TRANS. 39

MAP - EMERGENCY ACCESS

RECOMMND

An emergency access to 40th Avenue from the internal street designated Street "J" shall be constructed. The driveway approach on 40th Avenue shall use County Standard No. 207A or as approved by the Transportation Department. The location of this emergency access shall be in accordance with the Exhibit for Tentative Tract No. 30966, Amended No. 4.

50.TRANS. 40

MAP - FINAL MAP DRAIN EASEMNT1

RECOMMND

The developer shall delineate and record all drainage easements to the benefit of the public and agencies, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water, unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

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50. PRIOR TO MAP RECORDATION

50.TRANS. 41

MAP - FLOODWAYS ECS

RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and shown on the map to the benefit of the public over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 42

MAP - LOW WATER CROSSING

RECOMMND

The proposed development will require the construction of a low water crossing along Adams Street north of the intersection of Adams Street and 40th Avenue. water crossing will have a maximum depth of flow over the roadway of 2.8-feet with the depth time velocity not exceeding 6. Slope protection will be required on both the upstream and downstream portions of the roadway embankment to prevent erosion of the roadway bed and protect the roadway surface, per standard 307, during a storm when water will discharge over the low water crossing. developer will be required to obtain permission from adjacent property owners and the City of Indio for the construction of the low water crossing, including drainage easements, permission to construct drainage facilities, and grading required to accommodate construction. The low water crossing will be designed to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

50.TRANS. 43

MAP - ACCESS RESTRICTION/SUR

RECOMMND

Lot access shall be restricted on 40th Avenue and Adams Street and so noted on the final map, with the exception of access points as shown on exhibit as Street "C" and Street "J".

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

.60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 MAP - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP (cont.)

RECOMMND

water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 - MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA NESTING BIRD SURVEY (cont.)

RECOMMND

MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee

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60. PRIOR TO GRADING PRMT ISSUANCE

MAP SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND 60.FLOOD RI. 2

deposit.

60.FLOOD RI. 3 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letters dated May 9, 2013 and October 4, 2013, copies which are located on file with the Riverside County Planning Department.

60.PLANNING. 2 MAP - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this roject shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all resonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 3 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - SECTION 1601/1603 PERMIT (cont.) RECOMMND

provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 4 USE - PAD ELV CHNG LIMIT 3FT RECOMMND

Any and all proposed pad elevtions shown on the TENTATIVE MAP and APPROVED EXHIBIT A greater than three (3) feet shall be subject to review and approval of the Planning Department. Included in the Planning Department review, and prior to any Planning Department determinations, notification shall be given to the Del Webb Homeowner's Association with reasonable period to comment. The land developer shall be responsible to provide all neccessary clearances for the Planning Department.

TRANS DEPARTMENT

MAP - RETENTION BASIN 60.TRANS. 1

RECOMMND

Per the project drainage report (dated October 2013); the proponents engineer has calculated the storm water runoff from the 100 year events. The project is designed to convey all the flows from the 202 lots to basin A via an on-site storm drain system.

The existing volume for the 32 acre site was not calculated as they will retain 100% of the 100 year event.

For retention basin sizing and calculations refer to letter/memo dated October 10, 2013 from Alan French to Majeed Farshad.

60.TRANS. 2 MAP-SBMT/APPVD GRADING PLAN RECOMMND

When the developer submits a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2

MAP-SBMT/APPVD GRADING PLAN (cont.)

RECOMMND

Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3

MAP - WATER QUALITY MGMT PLANS

RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 6

MAP - ADJACENT PROP DRIAN EASE

RECOMMND

A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review and approval.

60.TRANS. 7

MAP - DRAINAGE SUBMIT PLANS

RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation and CVWD for review and approval. The developer shall pay all fees as required by Riverside County Transportation Department and CVWD for the review.

60.TRANS. 8

MAP - TYPICAL SITE GRADING

RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL

RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE, 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

- 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1

USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP

RECOMMND

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A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

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80.PLANNING. 2 MAP - CONFORM FINAL SITE PLAN

RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 3 MAP - ACOUSTICAL STUDY

RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the irst and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 4 MAP - SCHOOL MITIGATION

RECOMMND

Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 5 MAP - ALUC CLEARANCE

RECOMMND

Prior to the issuance of a building permit for the FIRST residential dwelling unit (not including model sales units), a clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 24, 2013, a copy which is on file with the Riverside County Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - CVWD CLEARANCE

RECOMMND

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A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters dated May 9, 2013 and October 4, 2013, copies which are on file with the Riverside County Planning Department.

80.PLANNING. 7 MAP - WALLS/FENCING PLOT PLAN

RECOMMND

Prior to the issuance of a building permit for the FIRST residential dwelling unit (not including model sales units), the land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

- 1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
- 2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.
- 3. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.
- 4. All wood fence posts shall be steel set in concrete.
- 5. Comply with the noise reduction measures of the Office of Industrial Hygiene.

NOTE: The requirements of this plot plan may be incorprorated with any minor plot plan required by the conditions of approval for this subdivision. However, this

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80. PRIOR TO BLDG PRMT ISSUANCE

MAP - WALLS/FENCING PLOT PLAN (cont.) RECOMMND 80.PLANNING. 7

WALL/FENCING PLAN condition of approval shall be cleared individually.

MAP - ENTRY MONUMENT PLOT PLAN 80.PLANNING. 8

RECOMMND

Prior to the issuance of building permits for the FIRST dwelling unit (not including model sales units), the land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

- 1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
- 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
- 3. An irrigation plan for the entry monument(s) and/or qate(s).

NOTE: The requirements of this plot plan may be incorprorated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be clearecd individually.

MAP - MODEL HOME COMPLEX 80.PLANNING. 9

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

The Model Home Complex plot plan shall contain the following elements:

- 1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
- 2. Show front, side and rear yard setbacks.
- 3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
- 4. Show detailed fencing plan including height and location.
- 5. Show typical model tour sign locations and elevation.
- 6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
- 7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 10 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans

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80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 10 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE •

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
-)When the Landscaping Plot Plan is located within a special

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80.PLANNING. 10 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 11 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE- LC LNDSCP COMMON AREA MA

RECOMMND

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

80.PLANNING. 13 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 23, 2013, summarized as follows: prior to issunace of a building permit for EACH PHASE, a Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Riverside County Waste Management Department for approval.

80.PLANNING. 14 MAP - FINAL SITE OF DEVELOPMN

RECOMMND

Prior to the issuance of a building permit for the FIRST dwelling unit, a plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - FINAL SITE OF DEVELOPMN (cont.)

RECOMMND

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subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the approved Design Manual, Exhibit M.

- A. The plot plan shall contain the following elements:
- 1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.
- 2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).
- 3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.
- 4. Six (6) sets of photographic or color laser prints (8" \times 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible.
- B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:
 - 1. A subdivision phasing plan has been approved.
 - 2. A separate plot plan shall be submitted to the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - FINAL SITE OF DEVELOPMN (cont.) (cont.) RECOMMND

Planning Department for each approved tract phase along with the current fee.

- 3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.
- C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved Design Manual, Exhibit M.

80.PLANNING. 15 MAP -YARD SETBACKS

RECOMMND

Prior to the issuance of building permits for EACH residential dwelling, the following shall be verified:

Building setbacks shall comply with the PRD standards of Section 18.5 of Ordinance No. 348 and the following:

40th Avenue -- twenty (20) feet, as measured from the ROW boundary.

Adams Street -- ten (10) feet, as measured from the street ROW boundary.

Internal building setabcks shall be the following:

The minimum building setback from interior streets (which boundaries are shown on the final map) shall be ten (10) feet.

The minimum setback between buildings shall be ten (10) feet.

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along 40th Avenue and Adams Street.
- (2) Streetlights on 40th Avenue and Adams Street.
- (3) Traffic signals located on 40th Avenue and Adams Street.

80.TRANS. 3 MAP - FINAL MAP DRAIN EASMT 1

RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent incremental increase of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 4 MAP - DRAINAGE EASEMENT

RECOMMND

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

90. PRIOR TO BLDG FINAL INSPECTION

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.)

RECOMMND

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- 1. Precise grade inspection.
- a. Precise Grade Inspection can include but is not limited to the following:
- 1.Installation of slope planting and permanent irrigation on required slopes.
- 2. Completion of drainage swales, berms and required drainage away from foundation.
- b. Inspection of completed onsite drainage facilities
- c.Inspection of the WQMP treatment control BMPs
- 90.BS GRADE. 7 MAP PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 3.Submitting a "Wet Signed" copy of the Certification , certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
 - 4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1

USE-#12A-SPRINKLER SYSTEM

RECOMMND

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Dept. for review and approval prior to sprinkler installation.

90.FIRE. 2

FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777 Indio Office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - QUIMBY FEES

RECOMMND

Prior to final building inspection approval of EACH dwelling unit, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.

90 PLANNING. 3 MAP - CONCRETE DRIVEWAYS

RECOMMND

Prior to final building inspection approval of EACH dwelling unit, the land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 4 MAP - TRASH ENCLOSURES

RECOMMND

All outdoor trash and rubish disposal areas for the Community Center shall be enclosed, shall be located on the final landscaping and irrigation plans, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - TRASH ENCLOSURES (cont.)

RECOMMND

screens the bins from external view. Additional enclosed area for the collection of recyclable materials shall be located within, near, or adjacent to each trash enclosure. This recycling collection area shall be a minimum of 50% of the area provided for the trash enclosure(s), or as approved by the County of Riverside Waste Resources Management District. All enclosures, recyclables collections areas, and incidental storage areas should be located away from residential uses and visually screened from surrounding areas with block walls and landscaping. All recycling bins shall be labeled with the universal recycling symbol, and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 5 MAP - COMMUNITY CTR BIKE RACKS

RECOMMND

At the tract map community center building, a bicylce rack or lockers with a minimum of three (3) spaces shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on the project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 6 MAP - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letters dated May 9, 2013 and October 4, 2013, copies which are on file with the Riverside County Planning Department.

90.PLANNING. 7 MAP - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. If the land division is a residential development, the amount of the fee will be based on the density of residential development as defined in the ordinance. If the land division is commercial or industrial, the fee will be calculated on the basis of "Project Area" as defined in the ordinance. In the event

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90. PRIOR TO BLDG FINAL INSPECTION

MAP - ORD 875 CVMSHCP FEE (2) (cont.) RECOMMND 90.PLANNING. 7

Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set for in that ordinance shall be required.

MAP - LC LNDSCP INSPECT DEPOST 90.PLANNING. 8

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed n accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

USE - COMMUNITY CENTER PARKING 90.PLANNING. 10

RECOMMND

A minimum of 15 parking spaces shall be provided as shown on the APPROVED EXHIBIT A for the community center building, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - COMMUNITY CENTER PARKING (cont.)

RECOMMND

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approved by the Department of Building and Safety.

90.PLANNING. 11 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 12 MAP - HOME ADDRESS LIGHTING

RECOMMND

Prior to final building inspection approval of EACH dwelling, a wall-mounted internally lighted address identification sign shall be prominently placed on the front of each dwelling unit in order to facilitate observation of the property's address from the street. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer. NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 14.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - CURBS ALONG PLANTERS

RECOMMND

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A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 14 USE - UTILITIES UNDERGROUND

RECOMMND

Prior to final building inspection approval of EACH dwelling unit, all utilities, except electrical lines rated 33 kV or greater, for the dwelling unit shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 15 USE - COMPLY W/ ACOUSTIC STUDY

RECOMMND

Prior to final building inpsection approval of EACH dwelling unit, the permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 16 USE - POOL AND SPA FENCING

RECOMMND

Prior to final building inspection approval of the FIRST dwelling unit, or the first dwelling unit of each map unit or construction phase, all swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - POOL AND SPA FENCING (cont.)

RECOMMND

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Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

90.PLANNING. 17 MAP - WASTE MGT. CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated September 23, 2013, summarized as follows: prior to issuance of occupancy permit for EACH PHASE, evidence to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department.

90.PLANNING. 19 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection for EACH dwelling unit, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 20 MAP - MINIMUM FLOOR AREA

RECOMMND

Prior to final building inspection approval of EACH dwelling unit, the dwelling shall have a minimum floor living area of not less than 1,657 square feet. All buildings and strucutres shall comply with approved construction plans that are designed in accordance with this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 MAP - ROOF EQUIPMENT SHIELDING

RECOMMND

Prior to final building inspection approval of EACH dwelling unit and the community center, roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 23 MAP - COMMUNITY CTR COMPLETION

RECOMMND

Prior to final building inspection approval of the ONE-HUNDERITH (100) dwelling unit (not including model sales units), the community center building, related parking area and landscaping improvements shall be installed in good condition.

90.PLANNING. 24 MAP - ENTRY MONUMENT PP COMPLY

RECOMMND

Prior to final building inspection approval of the FIRST dwelling unit, the entry monument and main gate area plot plan improvements shall be installed as approved by the Department of Building and Safety.

90.PLANNING. 25 MAP - YARD SETBACKS

RECOMMND

Prior to final building insepction approval of EACH residential dwelling, the following shall be verified:

Building setbacks shall comply with the PRD standards of Section 18.5 of Ordinance No. 348 and the following:

40th Avenue -- twenty (20) feet, as measured from the street ROW boundary.

Adams Street -- ten (10) feet, as measured from the street ROW boundary.

Internal building setbacks shall be the following:

The minimum building setback from interior streets (which boundaries are shown on the final map) shall be ten (10) feet.

The minimum setback between buildings shall be ten (10) feet.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 MAP - WALL/BERM REQUIRED

RECOMMND

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Masonry walls, and/or combination earthen berms and masonry walls, shall be constructed as follows:

A minimum eight (8) foot high decorative block wall or combination landscaped earthen berm and block wall shall be constructed along the southern site boundary (Avenue 40) and around portions of the south westerly property corner and south easterly property corner (Avenue 40/Adams) as shown in the Office of Industrial Hygiene memo, referenced below.

A minimum six (6) foot high wrough-iron fence with pilasters shall be constructed along the easterly tract boundary (Adams Street), except for that portion of Adams Street requiring a minimum six (6) foot high noise barrier, as indicated in the Office of Industrial Hygiene's memo, referenced below.

A three (3) foot high knee shall be installed along the westerly boundary approximately 8-10 feet in width from existing block wall to create a desert planter/garden area to reduce visual impacts.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Walls shall comply with the requirements of the Office of Indutrial Hygiene's memo dated July 16, 2013, on file with the Riverside County Planning Department.

TRANS DEPARTMENT

90.TRANS. 2

MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL (cont.)

RECOMMND

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 7

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within 40th Avenue and Adams Street.

90.TRANS. 8

MAP - DRAINAGE IMPROV NOTICE

RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - OWNER MAINT NOTICE

RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90.TRANS. 10

MAP - DRAINAGE IMPROVEMENTS

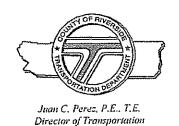
RECOMMND

Prior to the occupancy of the first residential unit, all drainage and flood control facilities shall be designed, built and completed. These facilities shall include, but not be limited to the grading of the flood control channel of sufficient size to convey CVWD designated 100-yr flow of flood waters between the southern boundary of Sun City/Palm Desert and Adams Street, grading of all access roads necessary for the maintenance of flood control channel, all detention basins and box culverts under Adams Street.

As agreed by the applicant in letter dated September 20, 2013.



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: October 10, 2013

From: Alan French AF

RE: Recommended Conditions of Approval for

Tract No. 30966R1, Encore

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for TR 30966R1 (September 2013)

2. Preliminary Drainage Report for TR 30966R1 (Revised October 2, 2013)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental 100 year storm runoff generated from the site and use catch basins and pipes to convey surface flows to a detention basin to handle and clean the flows. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS

MAP - DRAINAGE 1

The subdivider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

10. TRANS

MAP - DRAINAGE 2

The subdivider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply.

Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposed, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10. TRANS

MAP - FLOOD HAZARD REPORT

This is a proposal to subdivide approximately 40 acres into 202 lots to build single family dwelling units on (APN 748-280-008 and 748-280-009). This project is located at the north-west corner of the intersection of 40th and Adams in the Bermuda Dunes community of the unincorporated area of Riverside County. The project site accepts the 100-year storm event regional discharge from the existing Del Webb Sun City development. The expected discharge rate from Del Webb is approximately 15,500 cfs. The developer proposes to address the drainage issues associated with the site through the construction of a multi-use recreational area directing the regional storm water discharges through the site from the southeasterly corner of Del Webb to a point where the flows cross over Adams Street just north of 40th Ave. To address the flows crossing Adams Street, the developer is proposing the use of a low water crossing to insure protection of the intersection of Adams and 40th and to direct the flows into the existing downstream flow path. For the remaining on onsite drainage within the residential area of the project, the developer is proposing to construct an underground storm drain system within the street right-of-way and discharge the flows into a detention basin located adjacent to 40th and westerly of Adams Street. The developers engineer has prepared a hydrology and hydraulics analysis of the proposed project site in enough detail to address the collection and conveyance of storm water flows within the residential site and the conveyance of the regional storm water through the site. The depth of flow crossing Adams Street has been limited to a maximum depth of 2.8 feet above the street surface in accordance with the existing limitations placed upon the existing Del Webb drainage located to the north of this site. The developer will be required to work with adjacent property owners including the City of Indio to facilitate the construction of the low water crossing.

The subdivider shall provide mitigation measures to contain 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

10. TRANS

MAP - FLOOD HAZARD REPORT 2

The project area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

MAP -- FLOOD HAZARD REPORT 3

The subdivider shall comply with Riverside County Ordinance No. 458.12 as amended in the preparation of on-site flood protection facilities for this project

10. TRANS

10. TRANS

MAP -- DRAINAGE 4

The subdivider of this land division shall delineate on the map the locations of the retention basins and drainage channels to the benefit of Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The developer of this land division shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated March 13, 2013. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and shown to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

10. TRANS

MAP - LOW WATER CROSSING

The proposed development will require the construction of a low water crossing along Adams Street north of the intersection of Adams Street and 40th Avenue. This low water crossing will have a maximum depth of flow over the roadway of 2.8-feet with the depth time velocity not exceeding 6. Slope protection will be required on both the upstream and downstream portions of the roadway embankment to prevent erosion of the roadway bed and protect the roadway surface, per standard 307, during a storm when water will discharge over the low water crossing. The developer will be required to obtain permission from adjacent property owners and the City of Indio for the construction of the low water crossing, including drainage easements, permission to construct drainage facilities, and grading required to accommodate construction. The low water crossing will be designed to protect the intersection of Adams Street and 40th Avenue from inundation as approved by the Director of Transportation.

10.TRANS

MAP - RETENTION BASIN

Per the project drainage report (dated October 2013); the proponents engineer has calculated the storm water runoff from the 100year events. The project is designed to convey all the flows from the 202 lots to basin A via an on-site storm drain system.

The existing volume for the 32 acre site was not calculated as they will retain 100% of the 100 year event.

Basin A is located on the south east part of the property and accepts the flows from all lots and streets within the development. The flow volumes were calculated as follows:

100-year Event	1-hr	3-hr	6-hr	24-hr
	Duration	Duration	Duration	Duration
Developed Volume –af	3.33	4.00	4.79	6.82

Of these durations above the critical volume is 6.82 af for the 24-hr duration event. which is equivalent to 2.55 inch effective rain fall for the 40 acre subarea for the 100-year storm event.

The proponent is proposing about a 40' by 250' basin for retention design. The proposed retention basin is sized with the following characteristics:

Elevation	Ave Area (sf)	Volume (cf)	Accumulative volume (cf)
71.0	11,856	0 `´	0
72.0	14,195	0.30	0.30
73.0	16,633	0.35	0.65
74.0	19,172	0.41	1.06
75.0	21,841	0.47	1.53
76.0	24,865	0.54	2.07
77.0	28,064	0.61	2.68
78.0	31,491	0.68	3.36
79.0	35,035	0.76	4.13
80.0	38,720	0.85	4.97
81.0	42,400	0.93	5.90
82.0	46,147	1.02	6.92
83.0	49,945	1.10	8.02

The basin storage capacity is 6.92 af. Therefore, the developed site total volume is 6.92 af from the subdivision. The total basin capacity is 6.92 af which exceeds the required volume.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site incremental storm runoff in the 100 year event.

10. TRANS MAP - RETENTION BASIN MAINTEN

Maintenance of retention basins and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the CC&Rs or in

the form of an 'operational and maintenance responsibilities requirements' to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed drainage retention basins and drainage facilities.

10. TRANS

MAP - DRAINAGE IMPROVEMENTS

Prior to the occupancy of the first residential unit, all drainage and flood control facilities shall be designed, built and completed. These facilities shall include, but not be limited to the grading of the flood control channel of sufficient size to convey CVWD designated 100-yr flow of flood waters between the southern boundary of Sun City/Palm Desert and Adams Street, grading of all access roads necessary for the maintenance of flood control channel, all detention basins and box culverts under Adams Street.

As agreed by the applicant in letter dated September 20, 2013.

50. PRIOR TO MAP RECORDATION

50. TRANS

MAP - FINAL MAP DRAIN EASEMENT1

The developer shall delineate and record all drainage easements to the benefit of the public and agencies, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water, unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

50. TRANS

MAP - FLOODWAYS ECS

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and shown on the map to the benefit of the public over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

MAP - LOW WATER CROSSING

The proposed development will require the construction of a low water crossing along Adams Street north of the intersection of Adams Street and 40th Avenue. This low water crossing will have a maximum depth of flow over the roadway of 2.8-feet with the depth time velocity not exceeding 6. Slope protection will be required on both the upstream and downstream portions of the roadway embankment to prevent erosion of the roadway bed and protect the roadway surface, per standard 307, during a storm when water will discharge over the low water crossing. The developer will be required to obtain permission from adjacent property owners and the City of Indio for the construction of the low water crossing, including drainage easements, permission to construct drainage facilities, and grading required to accommodate construction. The low water crossing will be designed to protect the intersection of Adams Street and 40th

Avenue from inundation as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS

50. TRANS

MAP - DRAINAGE SUBMIT PLANS

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation and CVWD for review and approval. The developer shall pay all fees as required by Riverside County Transportation Department and CVWD for the review.

60. TRANS

MAP - TYPICAL SITE GRADING

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS

MAP - EROSION CONTROL .

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS

MAP - FINAL MAP DRAIN EASMT1

Proposed retention basins shall be designed of adequate size to retain 100 percent incremental increase of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80. TRANS

MAP - DRAINAGE EASEMENT

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS

MAP - DRAINAGE IMPROV NOTICE

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

MAP - OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90. TRANS MAP – DRAINAGE IMPROVEMENTS

90. TRANS

Prior to the occupancy of the first residential unit, all drainage and flood control facilities shall be designed, built and completed. These facilities shall include, but not be limited to the grading of the flood control channel of sufficient size to convey CVWD designated 100-yr flow of flood waters between the southern boundary of Sun City/Palm Desert and Adams Street, grading of all access roads necessary for the maintenance of flood control channel, all detention basins and box culverts under Adams Street.

As agreed by the applicant in letter dated September 20, 2013.

Hans W. Kernkamp, General Manager-Chief Engineer

Jay Olivas, Project Planner Riverside County Planning Department P. O. Box No. 1409 Riverside, CA 92502-1409 September 23,



ADMINISTRATION RIVERSIDE COUNTY PLANNING DEPARTMENT

RE:

Tentative Tract Map (TR) No. 30966 R1

Proposal: The TR proposes to divide 40 acres into 202 residential lots.

APNs: 748-280-008; -009

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Interstate 10 and Avenue 40, east of Somerest Avenue, south of Manorgate Road and west of Adams Street, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
- 3. Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

- 4. Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- 6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit: www.rivcowm.org/opencms/recycling_and_compost_business.html#mandatory

7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross Principal Planner

COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Date:

July 16, 2013

To:

Jay Olivas

Riverside County Planning Department 4080 Lemon Street, 12th Floor

4080 Lemon Street, 12" Floor Riverside, California 92502

Fax: (951) 955-8631

From:

Steven D. Hinde, REHS, CIH

Senior Industrial Hygienist

Department of Environmental Health

Office of Industrial Hygiene 3880 Lemon Street, Ste. 200 Riverside, California 92501

(951) 955-8980 Fax: (951) 955-8988

Project Reviewed:

Tentative Tract Map No. 30966 R1

Reference Number:

28257

Applicant:

James Fagelson

Encore Homes, LLC

73111 El Paso, Suite 205 Palm Desert, CA 92260

Noise Consultant

Urban Crossroads

41 Corporate Park, Suite 300

Irvine, CA 92606

Review Stage:

First Review

Information

Provided:

"Tentative Tract Map 30966, Preliminary Noise Study, County of Riverside, California" dated June 18, 2013 JN: 08692-02

7479 CP

Noise Standards:

- The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
- The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
- 3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

- Average daily traffic (ADT) design capacity of 20,700 assumed for 40th Ave. (the County General Plan classifies 40th Ave. an "Industrial Collector"). ADT design capacity of 20,700 assumes Adams Street (the County General Plan classifies Adam Street as "Secondary" roadways) quoted from the "Remap Area Plan Circulation, Vol.-Figure 6, dated August 2003".
- Truck/Auto Mix as follows (Riverside Co. Road Department):

For Industrial Collector Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1,44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

- Traffic Speed of 40 MPH.
- 4. The distance from the center of 40th Ave. to the nearest building face is

- estimated to be 59 feet. The distance from the center of Adams Street to the nearest building face is estimated to be 64 feet.
- 5. Modeling for 40th Ave. and Adams Street was done using a "hard site" assumption.
- 6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
- 7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn. The recommendations below should reduce the interior noise levels to at or 45 Ldn (CNEL).

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Eight foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along southern site boundary **(40 Ave.)** of lots 1-12, and 195-202 along T.T. 30966 R1.

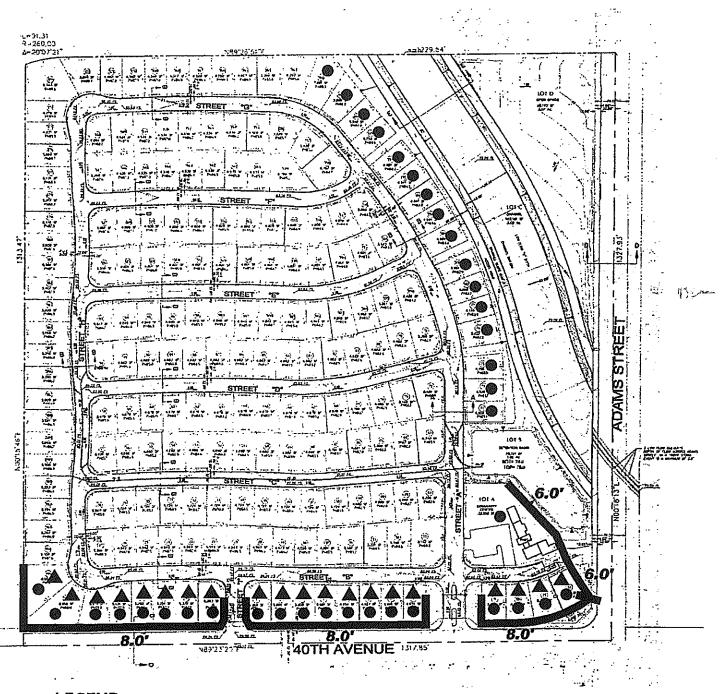
Six half foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along eastern site boundary (Adams St.) of lots 12 and A along T.T. 30966 R1.

(Height taken from page 1-A of the Acoustical Report see attached map)

These walls shall be erected so that the top of each wall extends at least 6 to 8 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 to 8 feet (depending on location) above the highest point between the homes and the road.

- 2. All windows facing (lots 1-12, 195-202) 40th Ave. shall use dual glazing at <u>STC</u> rating of 26 or higher for first floor and <u>STC</u> rating of 32 or higher for second floor.
- 3. All windows facing (lots 73-77, 107-113, and 159-162) Adams Street shall use dual glazing at STC rating of 26 or higher for first and second floors.
- 4. Provide "windows closed" condition requiring mechanical ventilation (air conditioner) per the 2010 California Building Code requirements in Section 1203 Ventilation for residential units for lots 1-12, 195-202 facing 40th Ave. and lots 73-77, 107-113, and 159-162 facing Adams Street.
- 5. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of ½" gypsum board.
- 6. Provide exterior roof/ ceiling building system utilizing minimum ½" plywood sheating that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.
- 7. Our Department must receive, review and approve a <u>final acoustical report</u> <u>addressing indoor noise impacts prior to pulling building permits</u>. This report would finalize the mitigation measuring proposed in this report using the precise grading plans and actual building designs specifications. The exterior unmitigated impact (second stories) for 40th Ave. is approximately 75 Ldn and Adams Street is approximately 69 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along 40th Ave. and the Adams Street.
- 8. The applicant shall pay review fees to the Department of Environmental Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

SUMMARY OF RECOMMENDATIONS



LEGEND:

■ Noise Barrier Location

8.0" - MINIMUM NOISE BARRIER HEIGHT (IN FEET)

ROOMS REQUIRING STANDARD WINDOWS WITH A MINIMUM STC RATING OF 26 AND A MEANS OF MECHANICAL VENTILATION (E.G. AIR CONDITIONING).

 SECOND FLOOR ROOMS REQUIRING UPGRADED WINDOWS WITH A MINIMUM STC RATING OF 32.



LAND DEVELOPMENT COMMITTEE/ **DEVELOPMENT REVIEW TEAM** 1st AMENDED CASE TRANSIMILITAL RIVERSIDE COUNTY PLANNING DEPARTMENT AIRIVERSIDE P.O. Box 1409 Riverside, CA 92502-1409 SEP 17 2013

DATE: September 17, 2013

TO

Riv. Co. Transportation Dept. - Desert

Riv. Co. Surveyor-Bob Robinson

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health - Industrial Hygiene

Riv. Co. Public Health - Healthy Communities

Riv. Co. Flood Control District

Riv. Co. Fire Department- Desert

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Regional Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section

P.D. Archaeology Section

Riv. Co. Sheriff's Dept.- Desert

Riv. Co. Waste Management Dept.

4th District Supervisor-Benoit

4th District Planning Commissioner-Sanchez

Coachella Valley Water District

Sunline Transit Agency

ALUC-John Guerin

City of Palm Desert Planning Dept.

Desert Sands Unified School District

Imperial Irrigation District

Caltrans Dist. #8 Desert Recreation District

Air Quality Mgmt. Dist. - South Coast

Sun City Del Webb Community Association

City of Indio Engineering Dept.

TENTATIVE TRACT MAP NO. 30966R1, AMENDED MAP NO. 1 – EA42587 – Applicant: Robert L. Pippin, Encore Homes, LLC - Engineer/Representative: PBLA Engineering, Inc. - Fourth/Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5 to 8 D.U./A.c.) & Open Space: Open Space - Water (OS-W) - Location: Northerly of Interstate 10 and Avenue 40, westerly of Adams Street, southerly of Manorgate Road, and easterly of Somerest Avenue - 40 Gross Acres -Zone: Planned Residential (R-4) & Watercourse, Watershed, and Conservation Areas (W-1) -REQUEST (REVISED PROJECT DESCRIPTION): A revised Tentative Tract Map proposes to divide 40 acres into 202 residential lots (Schedule A) with lot sizes ranging from approximately 4,400 square feet to 8,600 square feet as a Planned Residential Development (PRD) for Senior Citizens. The PRD for Senior Citizens includes detached single-family units ranging in size from approximately 1,657 square feet to 1,903 square feet up to 18 feet in height (single-story) along with 3,221 square foot community center building up to 18 feet in height. The revised tract includes common open space lots such as detention basin and drainage channel. - APN's: 748-280-008 & 748-280-009. Related Cases: GPA00645, CZ06739, TR30966.

Please review the attached Amended No. 1 map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending LDC Comment Agenda October 17, 2013 deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Jay Olivas, (951) 955-1195, Project Planner, or e-mail at JOLIVAS@rctlma.org/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS: BOS:
COMMENTS: This project was reviewed at ALUC'S July II public hearing agenda. Afinding of consistency was issued pursuant to Policy 3.3.6. See letter of 7/24/13.
"I multing of consistency was issued pursuant to to hicy 3.3.6. Dee letter of 1/24/13
DATE: October 1, 2013 SIGNATURE: John J. J. Guerino
PLEASE PRINT NAME AND TITLE: John J.G. Guerin, Principal Planner
TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



ADMINISTRATION RIVERSIDE COUNTY PLANNING DEPARTMENT

July 24, 2013

Mr. Jay Olivas, Planner IV

Riverside, CA 92501

HAND DELIVERY

4080 Lemon Street, 12th Floor

Riverside County Planning Department

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VICE CHAIRMAN **Rod Ballance** Riverside

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Arthur Butler Riverside

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Greg Pettis Cathedral City

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Director Ed Cooper

John Guerin Russell Brady Barbara Santos

County Administrative Center 4080 Lemon St., 14th Floor. Riverside, CA 92501 (951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1049BD13

Related File No.: TR30966R1 (Tentative Tract Map No. 30966, Revised No. 1)

APN: 748-280-008; 748-280-009

Dear Mr. Olivas:

On July 11, 2013, the Riverside County Airport Land Use Commission (ALUC) found TR30966R1, Tentative Tract Map No. 30966, Revised Map No. 1, CONSISTENT with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, pursuant to Policy 3.3.6 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, based on special Findings 1 through 6, and subject to the conditions herein.

Tentative Tract Map No. 30966, Revised Map No. 1, proposes to divide 39.37 - 40.19 acres located northerly of 40th Avenue and westerly of Adams Street in the unincorporated Riverside County community of Sun City - Palm Desert into 202 single-family residential lots, one 0.77-acre lot for a community center, one 3.88-acre lot for a drainage channel, and three lots for open space and water detention with a cumulative area of 3.92 acres.

FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND **USE COMPATIBILITY PLAN:**

- 1. This site contains a very large flood channel, which will be maintained as open space on a permanent basis. That flood channel is part of a regional flood plan. The compliance with the regional flood plan has supported the movement of the retention basin to the new proposed location.
- 2. The other unique terrain characteristic of this specific location is its proximity to Highway 10. The flood channel and the proximity to Highway 10 provide alternate landing areas in the event of an emergency.
- 3. As an approved project, Tentative Tract Map No. 30966 constitutes an existing land use, as defined in the 2004 Riverside County Airport Land Use Compatibility Plan. The approved project includes a larger number of residential units. The net impact of the proposed Revised Map is to reduce the total number of residential units on the site (relative to the approved project), thereby improving the current condition.
- 4. The proposed project is not expected to result in excessive noise exposure. Available documentation and evidence indicates that the project site would be subject to aircraft noise in the 55-60 CNEL range. Use of typical building materials would provide for an exterior-to-interior 20dB noise level reduction with windows closed.

resulting in an interior noise level of 40 CNEL, making this project as proposed generally acceptable for noise considerations. Additionally, the aforementioned Highway 10 generates noise affecting this site on a more continuous basis than the aircraft noise.

- 5. The proposed project, as submitted, will not create an undue safety hazard to people on the ground or aircraft in flight. As stated above, the net impact of the proposed Revised Map is to reduce the number of units, potentially reducing the number of people at this location. The proponents have testified that this will be a senior housing development, with an expected occupancy of two persons per unit. The owner has agreed to a condition that would require the project's covenants, conditions, and restrictions document to include a provision specifying that the capacity of the community center shall be limited to a maximum of 68 persons, thereby bringing that building into conformance with the adopted intensity criteria for Compatibility Zone C.
- The project is surrounded on three sides by other developments of equal or greater residential density, and on the fourth side by a nonresidential project of greater intensity.

CONDITIONS:

- Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
- 2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Within Compatibility Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
 - (f) Within Compatibility Zone C: Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
 - (g) Within Compatibility Zone D: highly noise-sensitive outdoor nonresidential uses, and hazards to flight.

- The attached notice shall be provided to all potential purchasers and/or tenants of the proposed residences.
- 4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 5. Prior to issuance of building permits, structures on Lots 10, 11, and 12, and the Community Center building, will require further ALUC review to confirm FAA obstruction evaluation. Any change in pad elevations or building heights that increases height shall also require further ALUC review to confirm whether FAA obstruction evaluation is required.
- 6. Prior to issuance of building permits, the landowner shall convey and have recorded an avigation easement to the Bermuda Dunes Airport for all lots within the subdivision. Contact Bermuda Dunes Airport at (760) 776-7091 for additional information.
- 7. Prior to recordation of the final map, the subdivider shall submit to ALUC a copy of the proposed Covenants, Conditions, and Restrictions for the proposed subdivision that includes a provision specifying that the capacity of the Community Center, including the pool and pool deck area, shall be limited to a maximum of 68 persons, and that a sign stating the maximum occupancy of 68 be posted in the building's largest public room. After the proposed Covenants, Conditions, and Restrictions are recorded, a copy shall be submitted to ALUC prior to issuance of building permits for the Community Center. Prior to final inspection approval of the Community Center building, a sign indicating its maximum occupancy of 68, including the pool and pool deck area, shall be posted in the building's largest public room.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

JJGJG: bkś

Attachments: Notice of Airport in Vicinity

cc: Encore Homes, LLC

Mickie Riley, The Rilington Group

Paul DePalatis

James Fagelson, Fagelson Consulting

Mike Smith, Bermuda Dunes Executive Airport

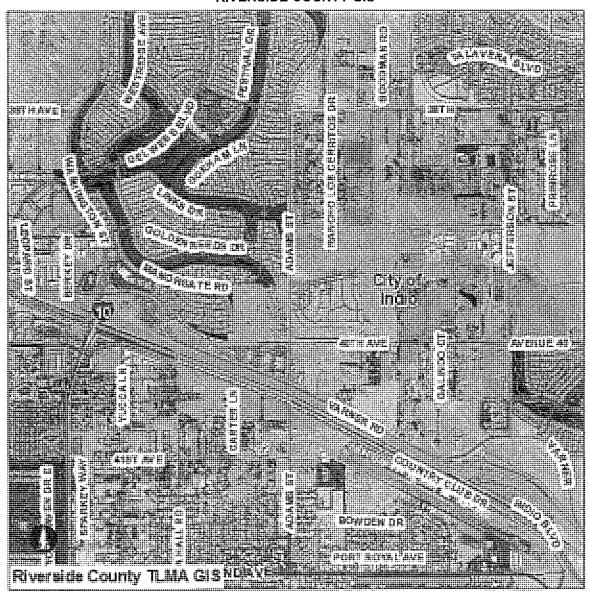
ALUC Staff

airport, within what is known as an airport influence area. For that reason, the property may be subject to vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your you. Business & Professions Code Section 11010 (b) This property is presently located in the vicinity of an purchase and determine whether they are acceptable to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, (13)(A)

Map BD-1
Compatibility Map

Compatibility Map

000

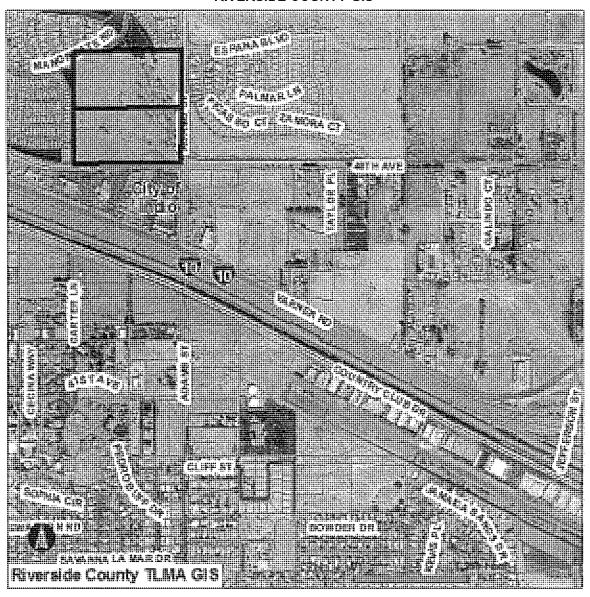


Selected parcel(s): 748-280-008 748-280-009

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Jun 27 09:06:59 2013 Version 130523



Selected parcel(s): 748-280-008 748-280-009

IMPORTANT

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REPORT PRINTED ON...Thu Jun 27 09:08:05 2013 Version 130523



Selected parcel(s): 748-280-008 748-280-009

LEGEND

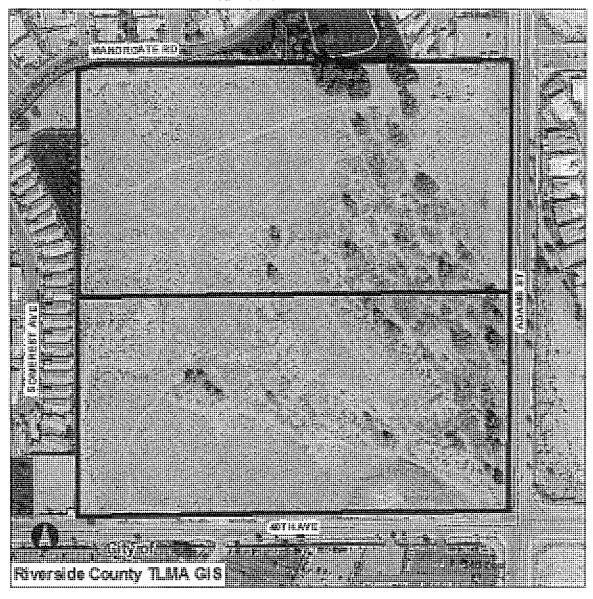
SELECTED PARCEL	NTERSTATES	/√ HIGHWAYS	PARCELS
CITY			

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Jun 26 16:48:07 2013

Version 130523

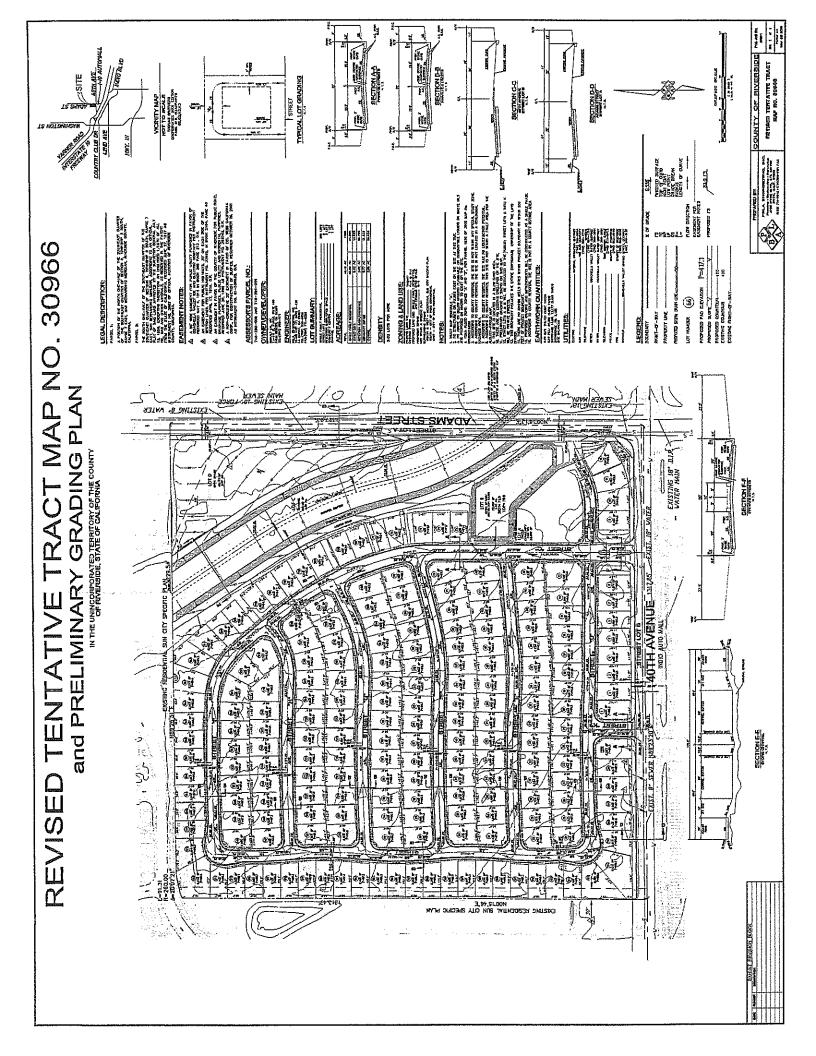


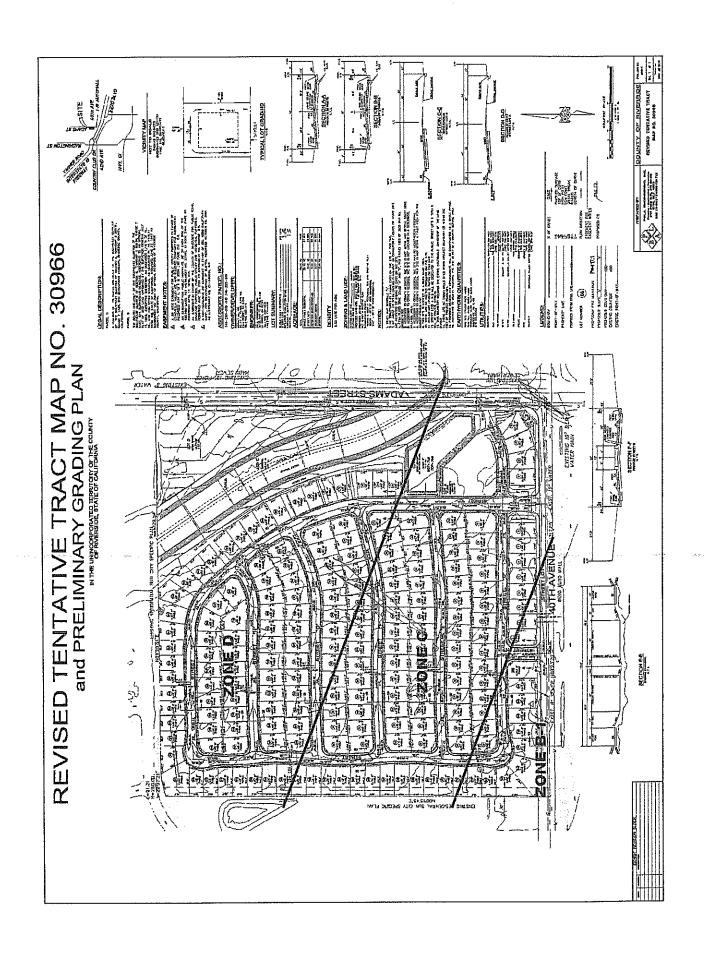
Selected parcel(s): 748-280-008 748-280-009

IMPORTANT

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REPORT PRINTED ON...Thu Jun 27 09:09:16 2013 Version 130523



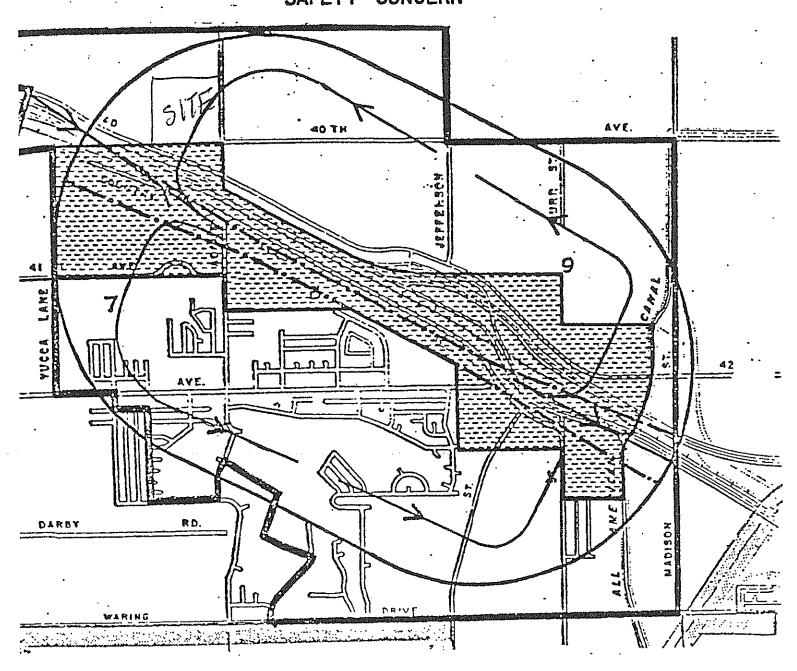


BERL JDA DUNES AIRPERT

LAND USE PLAN

BERMUDA DUNES AIRPORT AREA OF SIGNIFICANT CONCERN SAFETY

Old CLUP Excerpt







AREA OF SIGNIFICANT SAFETY CONCERN



L IDEALIZED FLIGHT PATHS

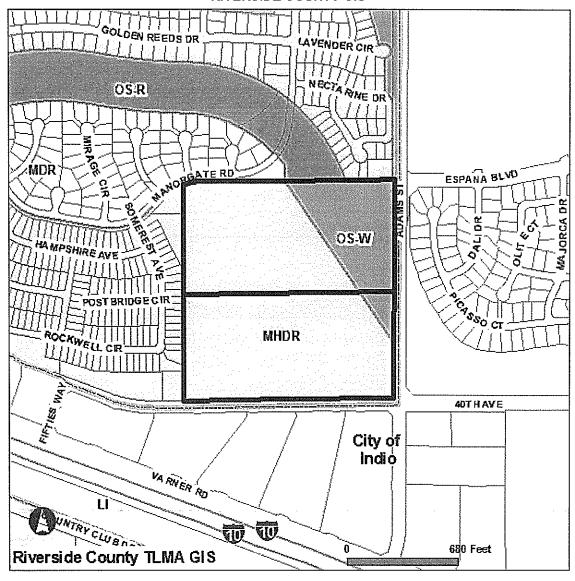


IMAGINARY APPROACH **BURFACES**



BOURCE: RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION 6-21-84





Selected parcel(s): 748-280-008 748-280-009

LAND USE

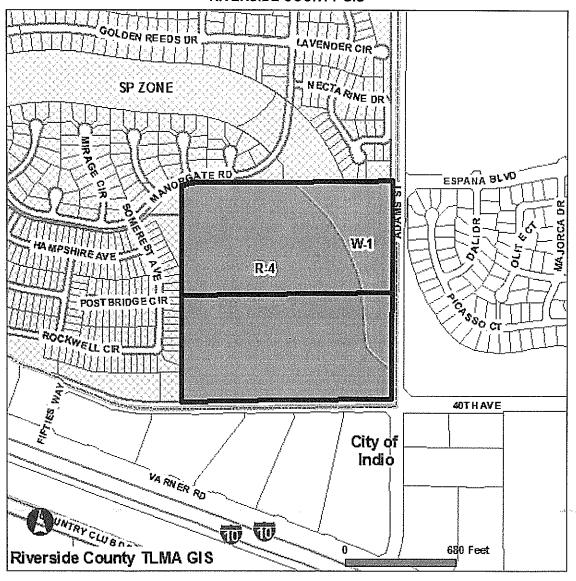
SELECTED PARCEL	√ INTERSTATES	/√ HIGHWAYS	CITY
PARCELS	EDR - ESTATE DENSITY RESIDENTIAL	LI - LIGHT INDUSTRIAL	MDR - MEDIUM DENSIT RESIDENTIAL
MHDR - MEDIUM HIGH DENSITY RESIDENTIAL	OS-R - OPEN SPACE RECREATION	OS-W - WATER	

IMPORTANT

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REPORT PRINTED ON...Mon May 13 09:44:22 2013

Version 130225



Selected parcel(s): 748-280-008 748-280-009

ZONING SELECTED PARCEL PARCELS ZONING BOUNDARY R-1-12000 R-4 SP ZONE W-1

IMPORTANT

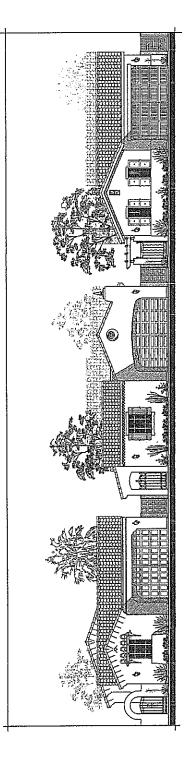
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon May 13 09:43:29 2013

Version 130225

ENCONE Design Manual

County of Riverside, CA Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009



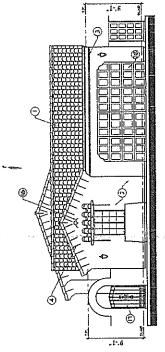
Sheet Index



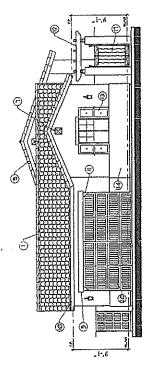
31411 cambo captaran, suito 300 — 949/ 467-2320 san kan capistrano, ca 82575 — lex 949/ 487-2321 3-28-13 — #12-26

Gibralt us, Inc

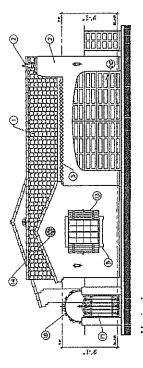
73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111



Spanish



Early California



Hacienda

Encore

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

Gibralt US, Inc 73-111 El Paseo, Suite 105 Palm Descrt, CA 92260 (760) 862-1111

Exterior Materials

- 1. Conver S. Tile
 2. Shucen of Small Finish
 3. Shucen of Small Finish
 4. Shucen of Fame Enve
 4. Shuces of Heart Fame
 6. Shuces of Heart Time
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 8. Funed Shuces Bare
 9. Word Forge Bare
 10. Word Forge Bare
 11. Word Forge Bare
 11. Word Chillis
 12. Word Chillis
 13. Word Chillis
 13. Word Shule
 14. Forcast Concerte Finish
 15. Forcast Concerte Finish
 15. Forcast Concerte Finish
 16. Forcast Concerte Finish
 17. Iron Cate Tile Vent
 18. Dougraphs born Accent
 19. Moral Vene Chillis
 19. Moral Vene Chillis
 20. Tile glass Sextioned Genge Dour

Plan 1 Exhibit B Front Elevations

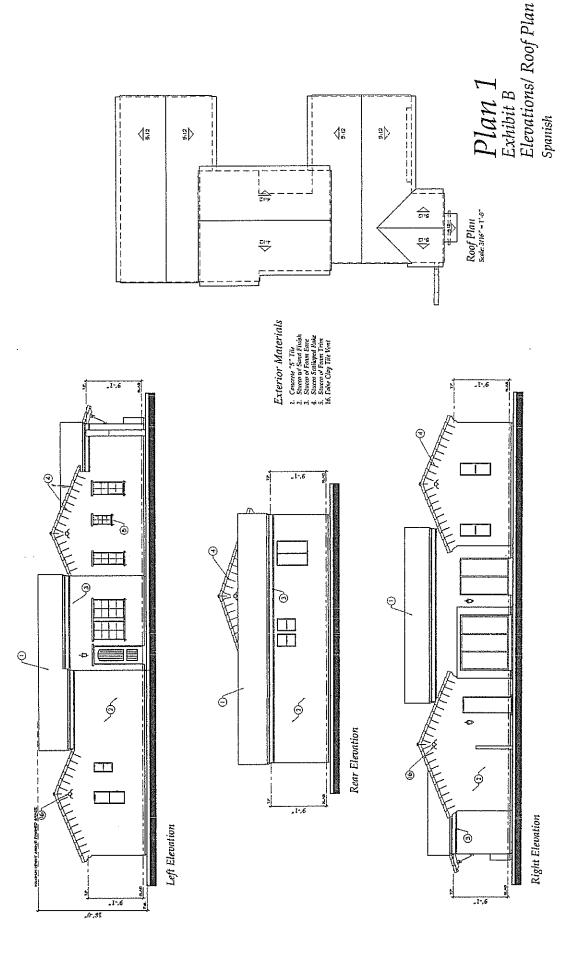
Scale: 1/4" = 1"-0"



31411 cambo cubbusto, scho 300 6491 487-2320 son Jun capherano, ca 92675 fur 9481 487-2321 3-20-13 Sheet A.3

Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Project Data



Encore

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

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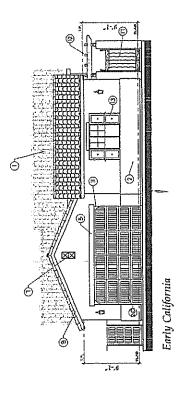


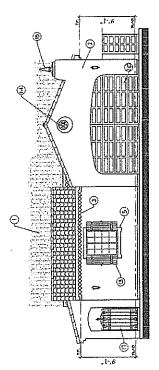
architecture - planning

Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Project Data

31411 cambo capturino, sulto 300 | 949, 487-3232 sab Jan capturano, ca 95675 | lax 949, 487-3233 3-28-13 | Sheet A-4

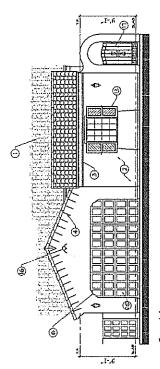




Exterior Materials

Hacienda

1. Concrete "S" Tile
2. Shuxon at Small Finish
3. Shuxon at Small Finish
4. Shuxon at Small Kake
4. Shuxon Sellighad Kake
5. Shuxon Shelman Thin
6. Shuxon of Penn Thin
16. Shuxon of Penn Thin
16. Shuxon of Penn Thin
17. Shuxon of Penn Corbel
17. Shuxon of Penn Corbel
18. There Shuxon blood
10. Word Fortish Benn
10. Word Fortish Benn
10. Word Corbel
11. Word Corpete Reselte
12. Word Trilis
12. Word Trilis
13. Word Trilis
13. Word Trilis
14. Word Trilis
15. From Congrete Finish
16. From Congrete Finish
16. From Congrete Finish
16. From Congrete Finish
17. Inn. Gut
18. Droughle Form Accent
19. Droughle Form Corp.
19. Hong Gut
19. Hong Gu



Spanish

Encore

Revised Tenative Tract Map No. 30966 R.1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA

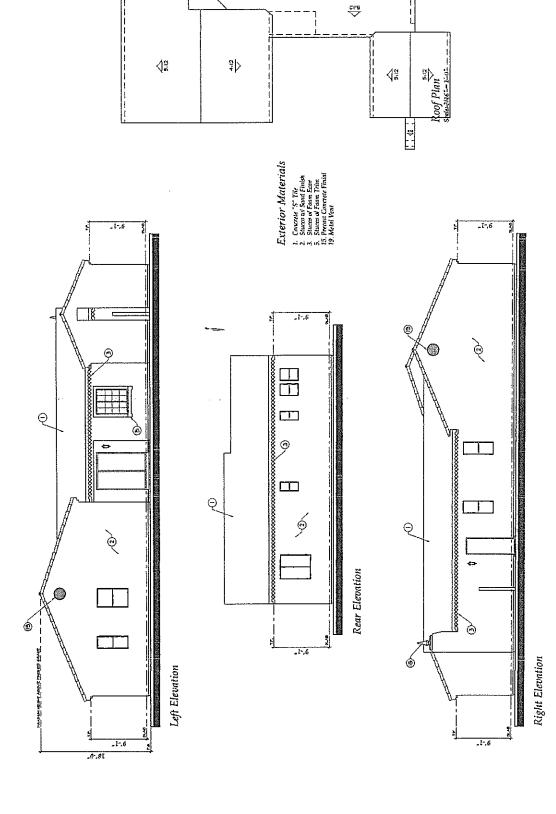
Gibralt US, Inc 73-111 El Pasco, Suite 105 Palm Descrt, CA 92260 (760) 862-1111

Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

Front Elevations Plan 2 Exhibit B Scale: 1/4" - 1'-0"

PEKAREK-CRANDELL, Inc.

31411 cambo caplatan, suha 300 949; 487-2320 can juan caplatano, ca 91675 fax 949; 487-2323 3-28-13



>

Plan 2 Exhibit B

<u>₽113</u>

Elevations/ Roof Plan Hacienda

Scale: 1/4" = 3'-0"



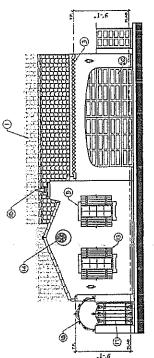
architecture - planning

Project Data Occupancy - R-3 Construction Type - Type V Number of Stories - 1

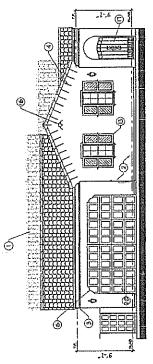
County of Riverside, CA Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009

Gibralt US, Inc 73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

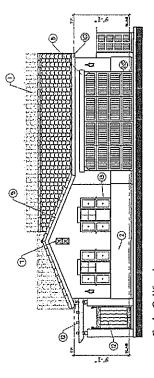
31411 camba captararo, suba 300 949/487-2320 ean ban capturaro, co 82075 fax 949/487-2321 3-29-13 Sheer 41-26



Hacienda



Spanish



Early California

Encore

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

County of Riverside, CA Revised Tennive Tract May No. 30966 R1 APN. # 748-280-006 & 748-280-009

Exterior Materials

- 1. Concrete 'S' Tile
 2. Sincer of Front Ene
 4. Sincer of Front Ene
 4. Sincer of Front Ene
 6. Sincer of Front Front
 6. Sincer of Front Tile
 6. Sincer of Front Tile
 6. Sincer of Front Tile
 6. Sincer of Front Circle
 7. Sincer of Front Circle
 8. Front Sincer of Front
 9. Ward Broge Board
 10. Wood Fortis Beard
 11. Wood Traile
 11. Wood Traile
 12. Wood Traile
 13. Wood Traile
 14. Front Concrete Front
 14. Front Concrete Front
 15. Front Concrete Front
 16. Front Concrete Front
 17. Lond Cart
 18. Broant Cart
 19. Archit Vent
 19. Archit Vent
 19. Archit Vent
 19. Archit Vent
 20. Filergiers Sectional Conage Dear

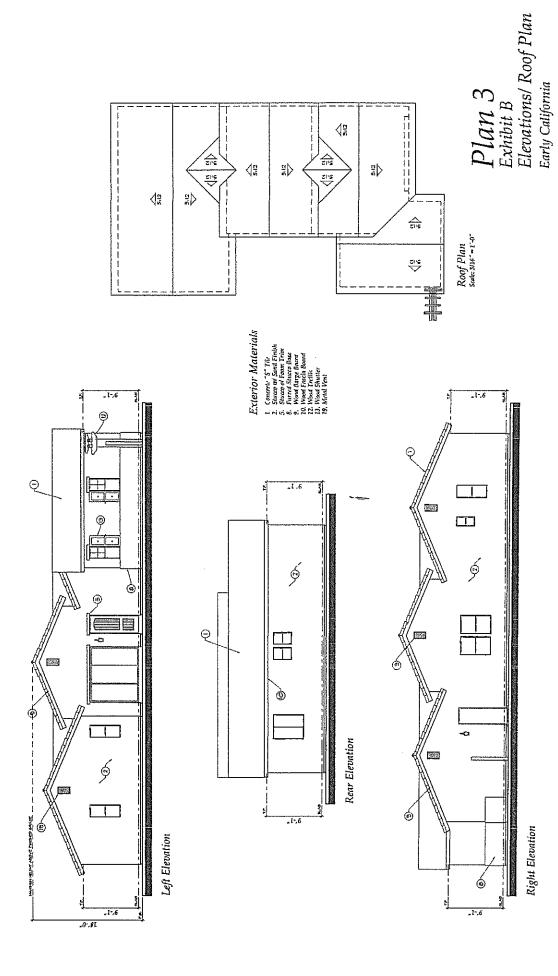
Plan 3 Exhibit B Front Elevations

Scale: 1/4" = 1'-0"



#12-26 Sinet A-9 31411 caniho capistraro, suito 300 — \$497-2320 san juan capistraro, ca \$1675 — lax \$49/487-2221 3-28-13 architecture - planning

Project Data Occupancy - R-3 Construction Type - Type V Number of Stories - 1



₫₽

Encore

Gibralt us, Inc

73-111 El Pasco, Suite 105 Palm Desert, CA 92260 (760) 862-1111

Revised Tenative Tract Map No. 30966 R1 APN, # 748-280-006 & 748-280-009 County of Riverside, CA

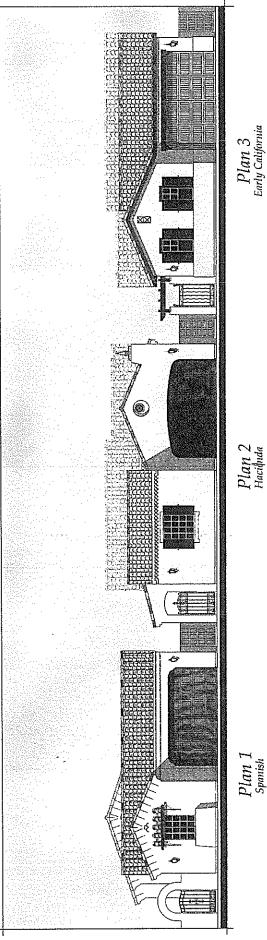


PEKAREK-CRANDELL, Inc.

#12-26 Sheet A-10 31411 cambro caplatano, sulto 300 | 949/ 467-2320 san Juan capistrano, ca \$1575 | lax \$48/ 487-2321 3-28-13

Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Project Data



Plan 2 Haciquda

Plan 3 Early California

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

Encore

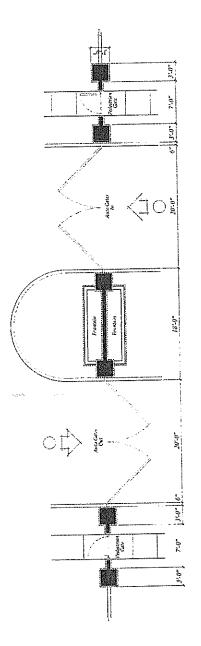
County of Riverside, CA Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009

Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

PEKAREK-CRANDELL, Inc. Scale: 1/4" = 7:-0"

Street Scene Exhibit B

#12-26 Sheet A-11 31411 capmio capistrano, sulie 300 949/ 487-2320 sun juon capistrano, ca. 940/5 (ax. 940/ 467-2321 3-38-13 +12-26 architecture - planning



Exterior Materials

 Stone Venerer
 Word V Steel Frame Auto Gale
 Wood of Steel Frame Palastrian Gale
 Wood Trellis
 Wood Trellis Decordite hot Bars Decordity Tile

7. Decontive Tile 8. Coppers Spoul 9. 6-0° High Stump Block Wall 10. Exterior Light Fixture "Scattschet" By Maxim

(9)

(g)

Front Elevation @ Entry

Left



Right

(E)

Front Elevation @ Exit



Typ. Light Fixture

Occupancy - R-3 Construction Type - Type V Number of Stories - 1 Project Data

Gated Entry & Exit Exhibit B & C

Scale: 1/4" = 1'-0"

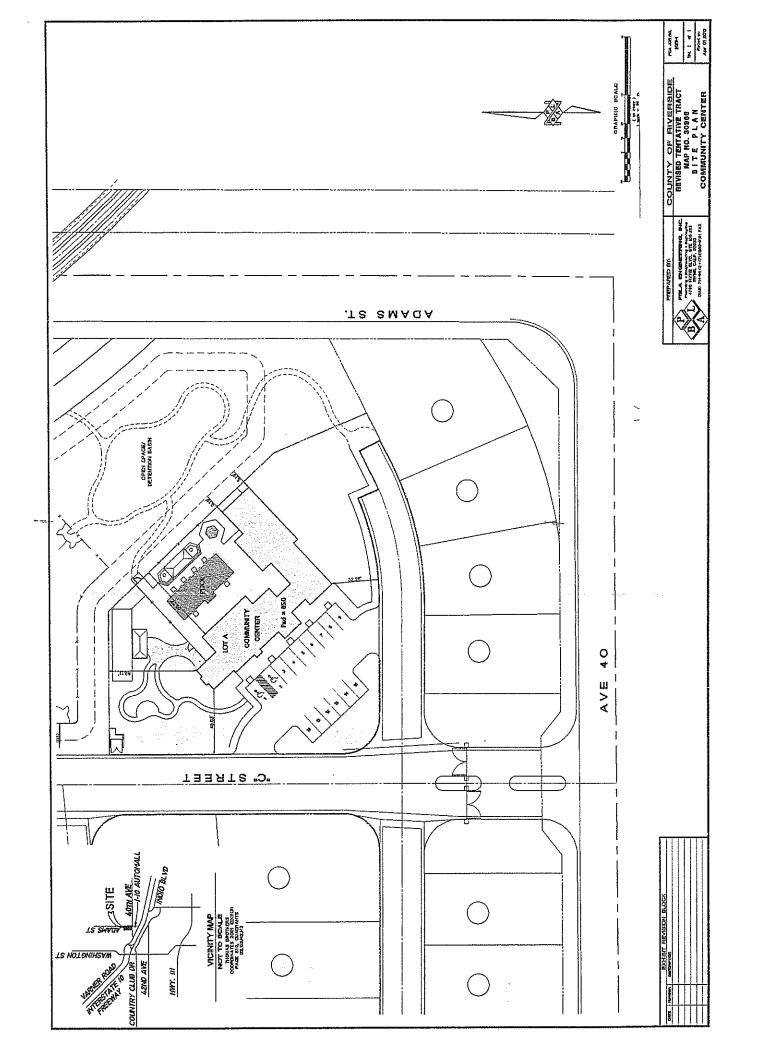


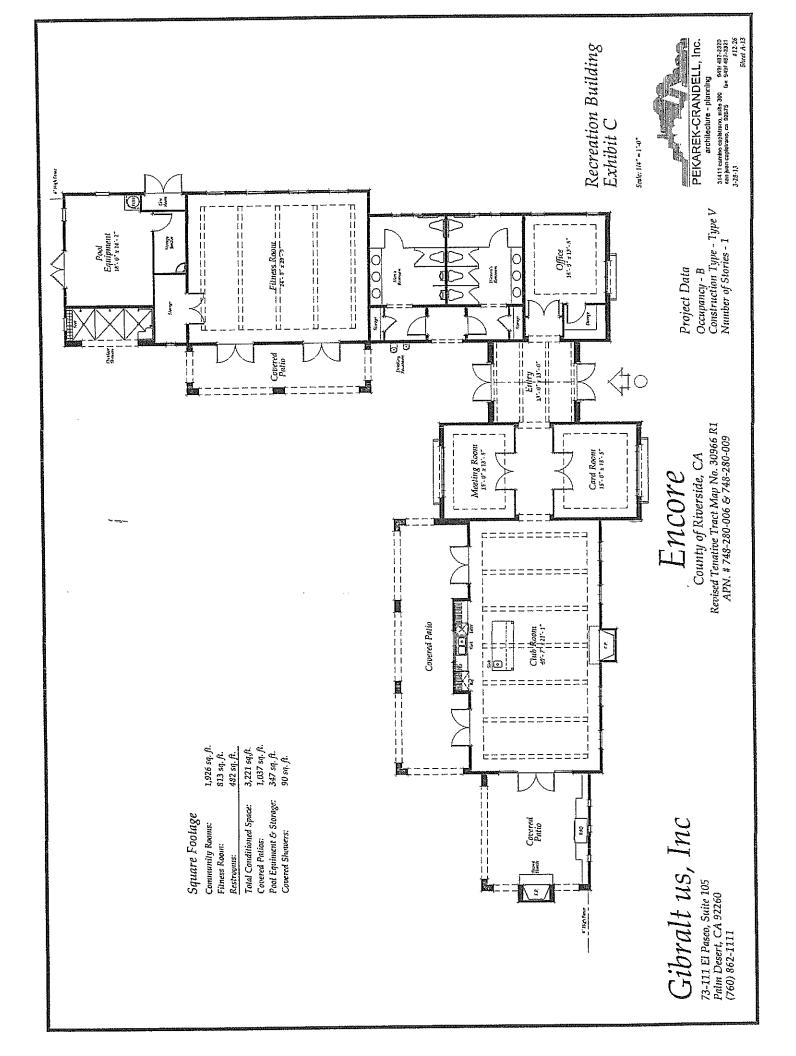
314.11 carnino capsistano, suite 300 949/487.2220 sant juan capistrano, ca 92675 fax 948/487.2221 212-25-3-28-13 Shert A-17. architecture - planning

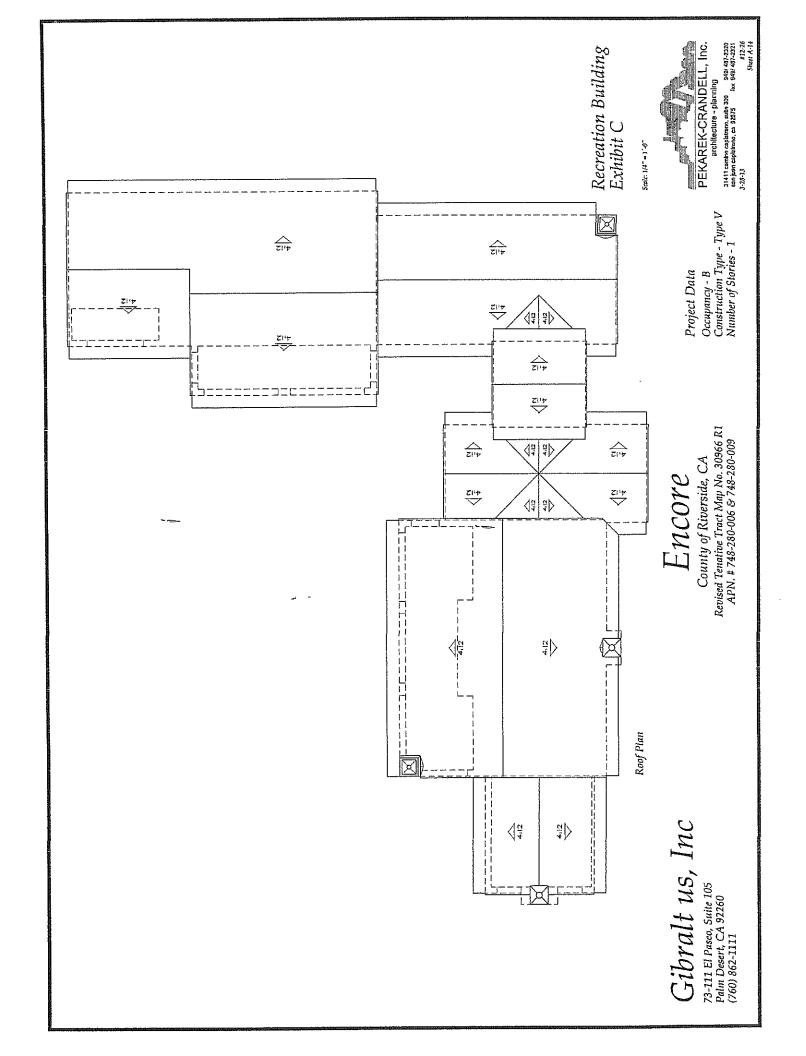
Gibralt us, Inc 73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

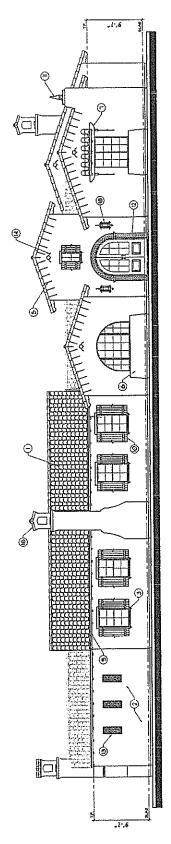
Encore

County of Riverside, CA Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009

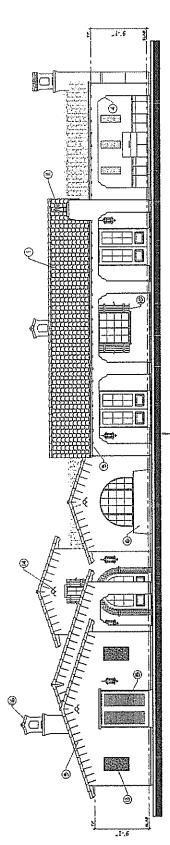








Front Elevation



Rear Elevation



Typ. Light Fixture

Gibralt us, Inc

73-111 El Pasco, Suite 105 Palm Desert, CA 92260 (760) 362-1111

Encore

Revised Tenative Tract Map No. 30966 R1 APN, # 748-280-006 & 748-280-009 County of Riverside, CA

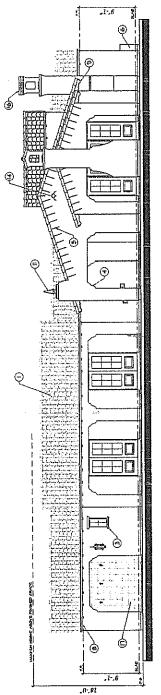
Exterior Materials

Recreation Building Exhibit B

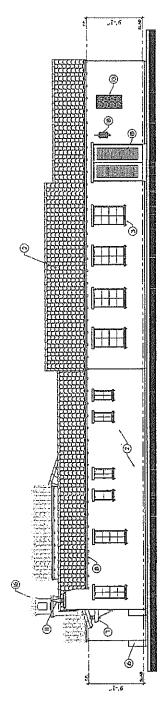
10. Wood Shaiter
11. Frenst Centrel Find
12. Prenst Centrel Find
13. Decontive Concret Block
14. Index Chy Tile Yen
15. Metal Lannered Boot
16. Metal Smud W Tile
17. Cream? Tile Voulday Shaws:
18. Exterior Light Fixture "Scatistale" by Maxim Project Data

Scale: 1/4" = 1'-0" Occupancy - R-3 Construction Type - Type V Number of Stories - 1

#12-26 Slicet A-15 PEKAREK-CRANDELL, Inc. 31411 cambo cupbitano, sulto 300 9487-2020 son jone captrano, ca 92675 fox 9491 407-2321 3-25-13



Left Elevation



Right Elevation



Typ. Light Fixture

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

Encore

County of Riverside, CA Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009

Exterior Materials

2. Stucen of Sand Finish
3. Stucen of Sand Finish
4. Stucen of Feath Trith
5. Scalleyed Stucen Rabe
6. Furner Stucen Rabe
7. The Stucen Stude
7. The Stucen Stude
7. The Stucen Stude
7. The Stude Stude
7. The Stu

13. Wood Statter
11. Presed Converte Finish
12. Presed Converte Finish
13. Presed Converte Block
14. False Coll Tile Vent
15. Adell Junetal Davis
16. Adell Strond of Tile
17. Creanie Tile K Onleder Stronges
18. Externer Light Fixture "Scaladale" by Maxin

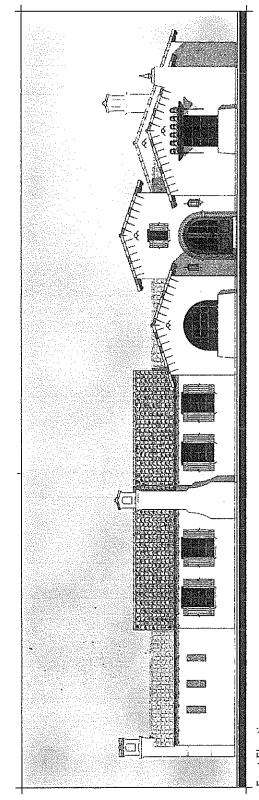
Project Data Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Recreation Building Exhibit B

Scafe: 1/4" = 1'-0"



architecture planning
31411 cambo costamo, sub 330 949,487,2320
san pan captarao, ca 05515 (as 349,487,2221
3-28-33 412,56
5524.4-16



Front Elevation

Recreation Building Exhibit B



31411 cantino capistrano, sullo 300 949, 487-2320 san juan capistrano, ca 92675 fax 949, 487-2321 3-28-13 ;12-26

\$12-36 Sheel A-17

Project Data Occupancy - R-3 Construction Type - Type V Number of Stories - 1

Revised Tenative Tract Map No. 30966 R1 APN. # 748-280-006 & 748-280-009 County of Riverside, CA Encore

Gibralt us, Inc

73-111 El Paseo, Suite 105 Palm Desert, CA 92260 (760) 862-1111

PARCEL 3 P.M. NO. 27717

PMRCEL 2 APN 607-030

PARCE

P.M.B. 192/22-25

PARCEL 4

1-10 AUTO MALL

Scale: 1"-80'-0"



WATER USE OFF REMARKS
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COMPONIEM SOUR STEE BOURNINGLEA 6 OUL DOUBLE WHITE BOURNINGLEA 3 OUL

WHENE SPALIER IN BOX

OTWINGE YELLOW DELLS SOFT, EAF YOUGH HARDY HUMMINGORD TRUMPET

CREOSOTE BURH CHINLANIAN SAGE BAYOMETERBUSH DEER GRASS

OTY ABJURACES

WATER USE 52 LOW

31ZE 2-1804

COUNTRY HAME

ACYCIA AMEURA

#ELL SITE TRACT AMP 110, 27500 WB 285/21-24

APN 748-260

MB 266/74-84

TRACT MAP NO. 28242

MAHORGATE ROAD

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92 LDW

MINO

PHOESTRING ACACUM

HIOPSIS LINEARIS LIKHETH HAMILTON TH

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24 BOX

DESERT MUSEUM PALO VERDE

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OVIBRALL PLAN

ENCORE,
Gibralt us, Inc

Revised Tentative Tract Map No. 30966 R1 APN: #748-280-006 & 748-280-009

7

County of Riverside, CA

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8	ACACIA ANEURA	MULGA	24°BOX	95 LOW 61	\$9
0	AGACIA SIKALLI	SWEET ACACIA	24-BOX	02 LOW 8	
$ \oplus $	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24°BOX	.02 LOW 20	0
	CAESALPINA CACALACO SINOOTHIE TM	CASCALOTE	24"BOX	*	
8	CHILOPSIS LINEARIS LUCRETA HAMILTON TM	DESERT WILLOW	24-BOX	25	
3	COTINUS COGOYGRU	SMOKE TREE	16 GAL	32	
0	PARKINGONIA X 'DESERT MUSEUM'	DESCRT MUSEUM PALO VERDE	24'BOX	62 LOW 10	108
Θ	PITHECELLOBIUM PLEXIPITHECELLOBIUM FLEXICALLE	техка евону	24°B0X		
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE O	OTY REMARKS
£.3	WASHRIGTONIA FILFERA	CAL FORNIA FAN PALM	15 GAL	P	£
SHRUBS	BOTANICAL NAME	COMMONIVAME	3215	w l	7-1
AAV	AGAVE CEMINEL OPA	VARIEGATED CENTURY PLANT	19 GAL	LOW 0.2 10	15 GAL
CGC	CARISSA MACROCARPA GREEN CARPET	GREEN CARPET NATAL PLUM	1.64	3 2	156
ĊA	CASSIA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL	1	123
СНМ	CHRYSACTINIA MEXICANA	DAMIARITA	1 GAL	21	
ERW	EREMOPHILA MACULATA "WINTER GOLD EQUIDMEDIA EDI ENCENE	SPOTTED EMUBLISH	S GAL	80	80
FM	FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL	91	
НР	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5	20
1.NG	LANTANA X NEW GOLD"	NEW GOLD LANTANA	1 GAL	21	186
15 E	LAKKEA IRUENIAIA HEICOBHYEERI ASAGATEM	CREOSOJE BUSH	SGAL	19	
E	LEUCOPHYLLUM LANGMANIAE RIO BRAVO' TH	BAROMETERBUSH	5 GAL	14	
MRN	MUNIENBERGIA RIGENS	DEER GRASS	1 GAL	2	219
NOt.	HOLINA HELSONI		5 GAL	19	
do.	OPUNTIA SANTA-RITA	SANTA RITA PRICKLYPEAR	SGAL	#	109
RUG	RUSSELIA EGUISETIFORMIS SALIMA I ETICANTHA	FIRECRACKER PLANT	5 GAL	71	
TC	TECOMA X SOLAR FLARE	ORANGE YELLOW BELLS	r Gal		
ΥP	YUCGA PENDULA	SOFTLEAFYUCCA	5 GAL	e	33 15 GAL
ZAU	ZAUSCHYERIA ARIZONICA	HARDY HUMMINGBIRD TRUMPET	SGAL	as	T
VINE/ESPALIER	VINEESPALIER BOTANICAL NAME	COSMON MARKE	265	Walter lies 10	Warted 1950 1954 Desirable
BBK	BOUGAINVILLEA X BARBARA KARST	BARBARA KARST BOUGAINVILLEA	5 GAL	23	- Company
BBW	BOUGAINVILLEA X 'DOUBLE WHITE'	DOUBLE WHITE BOUGAINVILLEA	5 GAL	27	25 WRE TO WALL

Landscape Narrative

The plant palette focuses on water efficient, lower maintenance plant species utilizing large scala canopy trees for structure and large areas of cobble and gravel of varying colors and textures to add interest in non-planted areas. This is based on a modified plant patiet that incorporates some standard native species such as Creosote bush end bybridized cultivars that bring to light the best of the species without their drawbacks. Some cultivars specifically solected for this reason and Descriptive, and Thornlass Tower Hongy Masquite.

The themo planting starts in the perimeter parkways along 40th Ave, and Adamo St. 40th Ave, will feature 6' tall perimeter walls along 2' mounding. Low level plantings and larger scale trees and shrubs will provide a visual screen from surrounding sucto-enter. The large scale trees proposed for use along Gerald Ford Drive are Sweet Acrocia and Desort Mueeum Palo Verde and Chaste tree. Smaller scale accents will be Texas Ebony and Cascalote with groves of Shoestring Acada providing vertical/visual interest. While the use of water efficient hardive' species is of primary concarn, of equal importance is to provide a unique interest in the community by introducing plants like Koguer Red California Grape. Eremophila Winter Gold' and Aniscanttus 'Mexican Flame' to provide seasonal interest with change in leaf color for fall or a burst of a bloom in spring. The emphasis on a desert landscape that has 'ssaeonality' is encouraged.

This theme carries through to the interior streets and front yard plantings with shade trees in front yards being proposed as Tipu trees and small scale accents of Desert William and Texas Ebony. Large areas of accent coubie and boulders offset planted areas. The use of cobbie and boulders provide a basic structure and texture to the plantings in times when some species may be drought or cold deciduous or "not at their peak" appearance. Plantings that rely specifically on ture natives andor reflect a seasonal approach to the plantings may result in a less than attractive hardscape during off peak times. At Encour, this will be avoided by the use of cobbie and boulders as well as some non-halive cultivate that exhibit none evergreen characteristics.

Special creas like the main entry, community center, Dog Park and prominent street corners are accented by varied Paim clusters of Hybrid Mexican and Colifornia Fan Paims with cobble and tow lovel shrubs and groundcovers to maintain sight lines. This was done to provide visual exchamation points throughout the community. The strong vertical accents of the Paims will not only create a visual accent but will also be reflective of the Paims found in oasis throughout the Caachella Valley.

There are several existing desert conditions bordering Encore, Existing native plant material along the wash should be preserved if possible and accented with new native plantings along Iralis and planned landscape amenities. The wash will be a place for residents to walk and enjoy a 'natural desert' landscape.

Large parkiodivity areas at the southeast corner of the site are dedicated to a community center with lap pool and garden environment, a grassy dog park, and extensive bails through native desert gardens. A children's play area may be incorporated near the community center or dog park.

The planting theme for front yards will not feature unusable "token" lawn areas. The plant palette remains the same through the project, using drought tolerant end native species wherever possible. Multiple small tree spacies wherever possible. Multiple small tree spacies wherever possible. Interest in the front yards will be provided to snoundring where appropriate. Said mounds will include boulder accents to mimic the perimeter dress. Shrub and groundcover plantings what all follow suit with the intent to create a cohesive whole to the project while allowing the individual homes to have a subtle separate Identity of their own.

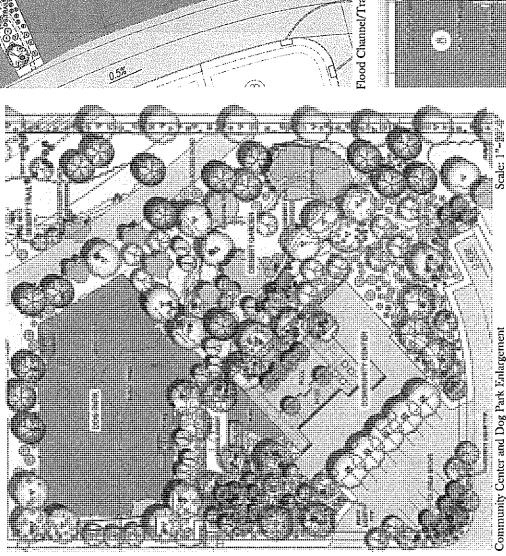


Structurally 2013 ENCORE Gibralt us, Inc.

PLANT PALISTUL AND NARRATIVE

Revised Tentative Tract Map No. 30966 R1 APN. #748-280-006 & 748-280-009

County of Riverside, CA



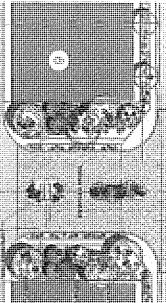
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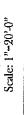
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Flood Channel/Trail System Enlargement



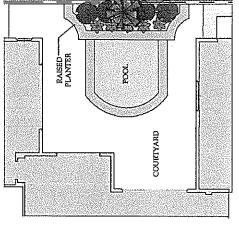


Main Entry Enlargement

PALMTREE HENNEH HEN

Revised Tentative Tract Map No. 30966 R1 APN: #748-280-006 & 748-280-009 County of Riverside, CA





W/ POOL OPTION COURTYARD

TYPICAL PLANT LEGEND/ COURTYARD W/ POOL OPTION



i fraft, pektrar predsamean 1771 – Egyster Janton 1852a Byerner 1868an - Harriston Harmet

DECOLOGED ORANIE NOTE: A CHEMICAL SECTION CONTRACTOR OF SECTION CO



PALJA DESERT, CA 92280 (760) 569-3624 FAX (760) 770-5615 E-MAR. RGA-YGA-PO.COM

TYPICAL FRONT YARD/COURTYARD LANDSCAPE PLAN

MENT SHIPPING BY

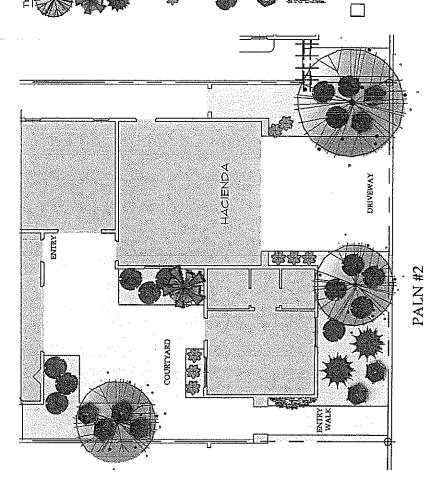
SPANISH STYLE PLAN #1

Gibrall us, Inc

Revised Tentative Tract Map No. 30966 RI APN. #748-280-006 & 748-280-009

County of Riverside, CA

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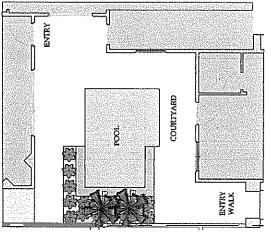
HACIENDA STYLE

TYPICAL PLANT LEGEND/ FRONT YARD AND COURTYARD



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W/POOL OPTION COURTYARD

SECTION (SOM) ON MET TOWN PORTSTOWN OF THE

TYPICAL PLANT LEGEND/ COURTYARD W/ POOL OPTION



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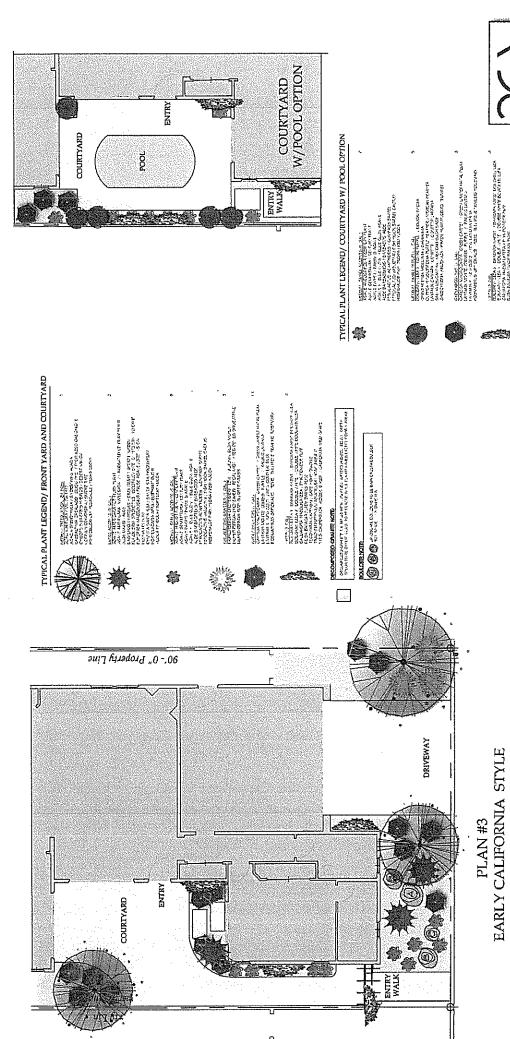
"INPICAL HRON" PYARD/COURTWARD LANDSCAPE PLAN

ENCORE

March 28th, 2013

Gibralit us, Ime

Revised Tentative Tract Map No. 30966 R1 APN: #748-280-006 & 748-280-009 County of Riverside, CA



TYPICAL FRONT YARD/COURTYARD LANIDSCAPE PLAN

ENCORE Gibralt us, Inc

EARLY CALIFORNIA STYLE

Revised Tentative Tract Map No. 30966 RI APN: #748-280-006 & 748-280-009 County of Riverside, CA

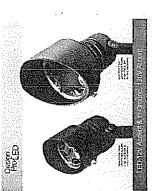
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LANDSCAPE LIGHTING



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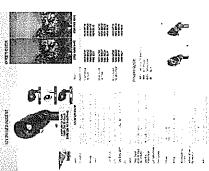




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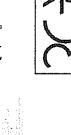




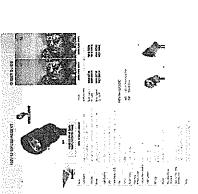










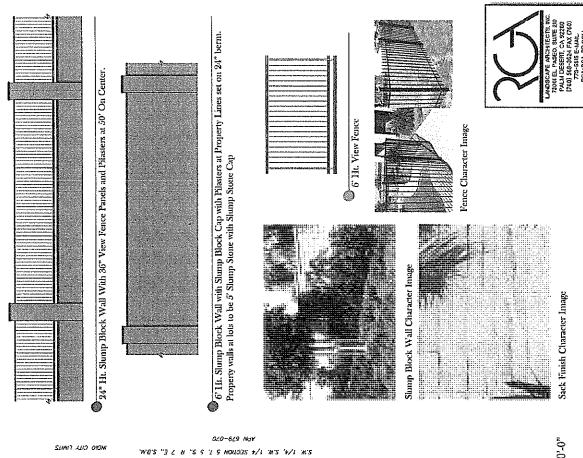




ENCORE, Gibraltus, Inc

ACCIENT LIGHT IMMETS

Revised Tentative Tract Map No. 30966 RI APN: #748-280-006 & 748-280-009 County of Riverside, CA



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WELL SITE TRACT MAP NO. 27500 MO 265/21-24

APH 748-260 LOT 176

MB 266/74-84

TRACT MAP NO. 28242 LOT 175

MANGROATE ROAD

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Scale: 1"=80'.0"

1-10 AUTO MALL

P.M.B. 192/22-25

PARCEL 3 P.M. NO. 27717

PARCEL 2 APN 607-010

PARCEL

40TH AVENUE

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Revised Tentative Tract Map No. 30966 R1 APIN. #748-280-006 & 748-280-009 County of Riverside, CA

ENCORE

WALLS PENCE BAN





Coachella Valley Water District

Directors:
John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Neison - Div. 4
Debi Livesay - Div. 5

Officers: Jim Barrett, General Manager Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 4, 2013

File: 0163.1 0421.1 0721.1 1150.011 Geo. 050706-4 PZ 13-4890

Jay Olivas Riverside County Planning Department 4080 Lemon Street, 9th Floor Riverside, CA 92501

Dear Mr. Olivas:

Subject: Tentative Tract Map No. 30966R1 APN 748-280-008 and 748-280-009

The stormwater comments in the Coachella Valley Water District (CVWD) letter dated May 9, 2013, are still applicable. A copy of the letter is enclosed.

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

2

October 4, 2013

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Mark L. Johnson

Director of Engineering

Enclosure/as

cc: Majeed Farshad
Riverside County
Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County
Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica County of Riverside Department of Environmental Health Land Use & Water Resources Program 3880 North Lemon Street, Suite 200 Riverside, CA 92501-3374

SL:ch/eng/sw/13/Oct/TTM 30966R1

Tommy Fowlkes Tesfaye Demissie Patti Reyes Sara Lopez ec:

SL:ch/eng/sw/13/Oct/TTM 30966R1



Established in 1918 as a public agency

Coachella Valley Water District

May 9, 2013

Directors: John P. Powell, Jr., President - Div. 3 Franz W. De Klotz, Vice President - Div. 1 Ed Pack - Div. 2 Peter Nelson - Div. 4 Deb! Livesay - Div. 5

Officers: Jim Barrett, General Manager Julia Fernandez, Board Secretary

Redwine and Sherrill, Afformeys

File: 0163.1 0421.1 0721.1 Geo. 050706-4

Jay Olivas Riverside County Planning Department 4080 Lemon Street, 9th Floor Riverside, CA 92501

Dear Mr. Olivas:

Subject: TTM 30966

This project lies within the area of the Regional Flood Protection for the North Indio and Surrounding Area Project, which will provide regional flood protection to a portion of the North Indio area. The Coachella Valley Water District (CVWD) is currently in the planning phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities.

The project site accepts the 100-year regional flood (approximately 15, 500 cfs) from the existing adjacent Sun City Palm Desert development. The developer should accept this flow and convey through the project and discharge at a downstream location in a manner that matches the existing condition. CVWD has included this channel as "Channel 1A" of the North Indio Stormwater Master Plan (Master Plan). Please note that CVWD's Master Plan calls for a proposed bridge crossing at Adams Street (downstream limit of TTM 30966 to the east), and the developer should take this into consideration.

The majority of this area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency. The remainder is designated Zone X.

Flood protection measures shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The developer shall provide written notice to all downstream property owners located within 600 feet of this area of the proposed construction of flood control facilities before commencing construction of any CVWD approved flood control facilities. Said notice shall include wording that indicates that the project includes construction of flood control facilities, which may affect downstream properties.

Prior to issuing of grading permits, CVWD will require the developer to:

- Obtain a Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency.
- Execute an agreement with CVWD, which shall include provisions outlined in CVWD Ordinance No. 1234.1. A copy of the Ordinance No. 1234.1 is enclosed for your convenience.
- Submit to CVWD a Flood Control Facility Operations and Maintenance Manual for review and approval.
- Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to CVWD.
- Submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

Prior to occupancy, CVWD requires the developer to:

- Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.
- At the completion of the construction of the flood control facilities, submit
 "as-built" topography, construction drawings and engineering analysis for CVWD
 review to verify that the design capacity is adequate.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Plans for stormwater facilities shall be submitted to CVWD for review. This pertains to the regional flood of 15,500 cfs only.

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

3

May 9, 2013

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

The project lies within the Upper Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to ensure CVWD staff regularly read and maintain this water-measuring device.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Sincerely,

Mark L. Johnson

Director of Engineering

Enclosure/1/as

cc: Majeed Farshad

Riverside County Department of Transportation

38-686 El Cerrito Road Palm Desert, CA 92211

Alan French

Riverside County Department of Transportation

4080 Lemon Street, 8th Floor

Riverside, CA 92501

Mike Mistica

County of Riverside, Department of Environmental Health

P.O. Box 1206

Riverside, CA 92502

Gibralt U.S. Inc.

73-111 El Paseo, Suite 105

Palm Desert, CA 92260

JC;ch/eng/sw/13/May/TTM 30966



ORDINANCE NO. 1234.1

AN ORDINANCE OF THE COACHELLA VALLEY WATER DISTRICT ESTABLISHING REGIONAL STORMWATER FACILITY DESIGN STANDARDS AND DEVELOPMENT REQUIREMENTS

WHEREAS, the Coachella Valley Water District (CVWD) provides regional flood protection with regional stormwater facilities that collect, detain, and convey stormwater flows from the hills and mountains surrounding the Coachella Valley. The majority of the CVWD regional stormwater facilities have been designed and built using the Standard Project Storm/Standard Project Flood (SPS/SPF) design standard. The local SPS is the rainfall recorded at Indio during the September 24, 1939, thunderstorm, and the SPF is the flood calculated from the SPS. The SPS/SPF design standard was originally adopted to provide a greater level of protection from flash flooding than was thought to be provided by the federal 100-Year Storm/100-Year Flood design standard.

WHEREAS, there are areas within the CVWD's stormwater jurisdiction that have been identified as special flood hazard areas by the Federal Insurance Administration (FIA) on maps prepared by the Federal Emergency Management Agency (FEMA) and such areas are subject to Riverside County Ordinance No. 458 (Ordinance No. 458).

WHEREAS, Ordinance No. 458 regulates development in special flood hazard areas and implements the National Flood Insurance Program and is based on the use of the 100-Year Storm/100-Year Flood stormwater design standard.

WHEREAS, CVWD serves as the County's agent in determining whether the requirements of Ordinance No. 458 have been met for development projects within its jurisdiction.

WHEREAS, on the 8th day of December 1992, CVWD certified Ordinance No. 1234, which adopted requirements relating to stormwater policies and public notification and allowed development projects to utilize the 100-Year Storm/100-Year Flood design standard for integrated regional stormwater facilities if such facilities were not owned, operated or maintained by CVWD; and

WHEREAS, subsequent to the adoption of Ordinance No. 1234, two regional stormwater facilities located within the CVWD regional stormwater system were designed and constructed utilizing the 100-Year Storm/100-Year Flood design standard; and

WHEREAS, future regional stormwater facilities will need to be designed and constructed that will connect to existing facilities designed using the SPS/SPF or 100-Year Storm/100-Year Flood design standard; and

WHEREAS, CVWD has reanalyzed its regional stormwater design standard and the provisions of Ordinance No. 1234; and

WHEREAS, Ordinance No. 1234 should be updated and revised; and

NOW, THEREFORE, in view of the premises herein recited, BE IT ORDAINED by the Board of Directors of the Coachella Valley Water District assembled in special meeting this 25th day of March, 2013, as follows:

SECTION 1. Recent rainfall/runoff studies utilizing the most recent precipitation information prepared by the National Oceanic and Atmospheric Administration (NOAA) indicate that within some areas of the Coachella Valley, the flood calculated from the 100-Year Storm/100Year Flood design standard can be as large, or larger, than the flood calculated utilizing the SPS/SPF design standard. These areas are principally smaller watersheds. Based on this new information, regional stormwater facilities shall be reclassified into four groups to reflect the level of protection appropriate to each group with the following design standards:

- (a) Whitewater River/Coachella Valley Stormwater Channel (SPS/SPF): Designed and constructed utilizing the SPS/SPF design standard. The SPS/SPF design standard will continue to be utilized for this facility, and for analyses addressing impacts associated with lands adjacent to this facility. The WWRSC/CVSC is owned, operated and maintained by CVWD.
- (b) Existing Tributary Regional Facilities (SPS/SPF): Designed and constructed utilizing the SPS/SPF design standard. The SPS/SPF design standard will continue to be utilized for these facilities and adjacent lands. These existing tributary regional facilities can be owned, operated and maintained by CVWD or by a private entity that has an existing regional stormwater facilities agreement with CVWD. Refer to Section 6 herein.
- (c) Existing Tributary Regional Facilities (100-Year Storm/100-Year Flood): Designed and constructed utilizing the 100-Year Storm/100-Year Flood design standard. The 100-Year Storm/100-Year Flood design standard shall continue to be utilized for these facilities and for analyses addressing impacts associated with lands adjacent to these facilities. These facilities will continue to be owned, operated and maintained by an entity or party other than CVWD. Refer to Section 6 herein.
- (d) Proposed Tributary Regional Stormwater Facilities: Design shall be based on the 100-Year Storm/100-Year Flood design standard. CVWD shall assume operation and maintenance of proposed 100-year tributary regional stormwater facilities unless the developer specifically requests to assume the operation and maintenance responsibility. Refer to Section 6 herein for private ownership, operation and maintenance of proposed regional stormwater facilities.

SECTION 2. The following regional stormwater facility design standards shall be utilized for calculating:

- (i) The 100-Year Storm/100-Year Flood
 - (a) Rainfall Depth: Rainfall depth is the depth of water in inches or millimeters that falls as rain, snow, hail or sleet at a given point over a specified period of time. NOAA Atlas 14, 100-Year rainfall depths shall be utilized for the 100-Year Storm.
 - (b) <u>Depth Area Reduction Factors</u>: Depth area reduction factors (DARFs) are ratios that are applied to convert point rainfall to an equivalent uniform depth of rainfall over the entire watershed. For watershed areas that exceed 10 square miles, the USACE (1980)/ Bechtel (1997) DARFs shall be utilized. For watershed areas less than 10 square miles, a DARF of 1.0 shall be used.
 - (c) Freeboard for Incised Channels: An incised channel is one where the adjacent ground elevation is higher than the 100-Year Flood water surface elevation within the channel. Incised stormwater channels shall be designed to convey the 100-Year Flood with a minimum of 3 feet of freeboard as measured from the lowest adjacent ground to the design water surface. CVWD may require additional freeboard based on the size and location of the watershed and the associated flood hazard potential.
 - (d) Freeboard for Proposed Levees: A leveed condition is one where the 100-Year Flood water surface elevation is higher than the adjacent ground elevation. Levees shall be designed with a minimum of 4 feet of freeboard from the levee crest elevation to the 100-Year Flood water surface elevation. CVWD may require additional freeboard based on the size and location of the watershed and the associated flood hazard potential.
- (ii) The SPS/SPF
 - (a) <u>Rainfall Depth</u>: The rainfall depths from the 6-hour Indio Standard Project Storm of September 24, 1939 shall be utilized for calculating the SPF.
 - (b) <u>Depth Area Reduction Factors</u>: DARFs developed by the USACE (1980)/ Bechtel (1997) studies shall be utilized for watershed areas that exceed 10 square miles. A DARF of 1.0 shall be used for watershed areas less than 10 square miles.
 - (c) <u>Freeboard for Incised Channels</u>: Incised stormwater channels shall be designed to provide a minimum of one foot of freeboard as measured from the lowest adjacent ground to the design water surface.
 - (d) <u>Freeboard for Levees</u>: Levees shall be designed to provide a minimum of one foot of freeboard as measured from the levee crest elevation to the SPF water surface elevation.

SECTION 3. Regional stormwater facilities constructed by a developer in compliance with the requirements of Ordinance No. 458 should also have to meet the design criteria of Sections 1 and 2 herein.

SECTION 4. There are areas within CVWD jurisdiction designated as Flood Zone D by the FIA with undetermined but possible risk of flood hazard. In these areas, project specific hydrologic and hydraulic studies are required to determine the flood hazards. The design standards and parameters used should follow those described in Sections 1 through 2 herein.

SECTION 5. The developer shall give written notice of the proposed flood control plan in connection with the development to all downstream property owners within a minimum distance of six hundred (600) feet from the development's lower boundary. The General Manager can extend this minimum distance as reasonably required by geographic circumstances. The notice shall include a statement that regional stormwater facilities are proposed that may affect downstream properties and will be designed and constructed in accordance with Ordinance No. 458 and the provisions herein.

SECTION 6. Private ownership of regional stormwater facilities will require a recorded regional stormwater facility agreement with CVWD defining operation and maintenance responsibilities. The agreement shall include the following:

- (a) A provision that upon the transfer of the ownership of the regional stormwater facilities to a property owner's association or other entity (successor), the operation and maintenance obligations of the developer shall be assumed by the transferee.
- (b) A provision that requires CVWD be granted a flooding easement for the discharge and conveyance of stormwater flows through the development.
- (c) A provision that the developer and successor agrees that it will seek neither damages nor indemnity from CVWD based on or related to the design of the regional stormwater facilities within the development.
- (d) A provision that provides that CVWD shall have the right to do each of the following: (i) the right of entry upon the real property on which the regional stormwater facilities are located to inspect such areas and facilities to determine whether compliance with CVWD design, construction, operation and maintenance standards; (ii) the right, in the event CVWD determines, in its sole discretion, that such areas are not in compliance, to give written notice of noncompliance to developer or successor, which notice may generally describe the nature of the noncompliance and specify a period of time (to be determine by CVWD in its sole discretion) within which developer or successor must correct the noncompliance; and (iii) the right, in the event CVWD determines, in its sole and absolute discretion, that

(e) the noncompliance has not been satisfactorily corrected, to enter upon the real property on which the regional stormwater facilities are located and make corrections CVWD determines are necessary, expedient or convenient to eliminate the noncompliance, at the cost of developer or successor.

SECTION 7. In the event an area within the County of Riverside that is subject to Ordinance No. 458 becomes part of a city by annexation or otherwise, and if that city requests CVWD to review and approve proposed regional stormwater facilities related to new development within that area, the regional stormwater design criteria described herein shall apply.

REPEALS:

Ordinance No. 1234 and all other ordinances or parts of ordinances in conflict with the provisions of this Ordinance, are hereby expressly repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its adoption. ADOPTED this 25th day of March, 2013.

/s/ John P.	Powell, Jr.	
	President	

I, the undersigned Board Secretary, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1234.1 of said District introduced and passed at meeting of said Board held March 25, 2013, and that said Ordinance was passed by the following vote:

Ayes:

Five

Directors:

Nelson, Powell, Pack, De Klotz, Livesay

Noes:

None

I further certify that said Ordinance was thereupon signed by the President of the Board of Directors of said District.

(SEAL)

Page 5 of 5

Board Secretary

ec:

Tommy Fowlkes Joe Cook

Tesfaye Demissie

JC;ch/eng/sw/13/May/TTM 30966



LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM INITIAL CASE TRANSMITTAL

File: 1150.011 0163.1 050706-4

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: April 23, 2013

Volg/e-ml J. Cook
T.Demissle, D.Wilson, D.Charlton
J.Hart, C.Oilphant, T.Fowlkes
Misustamente, M.Johnson
S.Bizley, P.Reyes

TO:

Riv. Co. Transportation Dept. - Desert

Riv. Co. Surveyor

RIv. Co. Environmental Health Dept.

RIv. Co. Public Health - Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Department-Desert

Riv. Co. Building & Safety - Grading Riv. Co. Building & Safety - Plan Check

Regional Parks & Open Space District Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section P.D. Archaeology Section Riverside Transit Agency

Riv. Co. Sheriff's Dept.- Desert Riv. Co. Waste Management Dept.

4th District Supervisor

4th District Planning Commissioner

Coachella Valley Water District

Sunline Transit Agency

ALUC

Bermude Dunes Airport
City of Palm Desert Planning Dept.
Desert Sanda Unified School District
Imperial Infration District

Imperial Irrigation District Caltrans Dist. #8

Reg. Water Quality Control Board- CO River

Air Quality Mgmt. Dist. - South Coast California Dept. of Fish and Game U.S. Fish and Wildlife Service

Sun City Del Webb Community Association

ENTATIVE TRACT MAP NO. 30966. REVISED MAP NO

TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1 - EA42587 - Applicant: Robert L. Pippin, Encore Homes, LLC - Engineer/Representative: Hayward Pardue - Fourtt/Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5 to 8 D.U./A.c.) & Open Space: Open Space - Water (OS-W) - Location: Northerly of Interstate 10 and Avenue 40, westerly of Adams Street, southerly of Manorgate Road, and easterly of Somerest Avenue - 40 Gross Acres - Zone: Planned Residential (R-4) & Watercourse, Watershed, and Conservation Areas (W-1) - REQUEST: A revised Tentative Tract Map proposes to divide 40 acres into 202 residential lots (Schedule A) with lot sizes ranging from 4,100 square feet to 8,200 square feet with Planned Residential Development (PRD) for detached single-family units ranging in size from 1,657 square feet to 1,903 square feet up to 18 feet in height (single-story) along with 3,221 square foot community center building up to 18 feet in height and common lots such as detention basin and drainage channel. - APN's: 748-280-008 & 748-280-009. Related Cases: GPA00645, CZ06739, TR30966.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on May 16, 2013. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at joilvas@rctima.org / MAILSTOP# 1070.

Public Hearing Path:	DH: 🗌	PC: 🛛	BOS: □		
COMMENTS:					
DATE:			SIGNATURE:		
PLEASE PRINT NAME AND TITLE:					
TELEPHONE:					

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Y: Planning Case Files-Riverside office\TR30988R1\LDC_DRT Initial Transmital Form.docx

September 16, 2013

Mr. Majeed Farshad County of Riverside Transportation Department 38686 El Cerrito Road Palm Desert, California 92211



RIVERSIDE COUNTY Transportation Dept.

Subject: City of Indio Comments Regarding Traffic Conditions for TTM 30966 in the County of Riverside at the Northwest Corner of Adams Street and Avenue 40

Dear Mr. Farshad:

Over the last several months, members of the City of Indio Public Works Division Engineering staff have been working with the Rilington Group, the developers of TTM 30966 located in the County of Riverside at the northwest corner of Adams Street and Avenue 40. The City of Indio and the Rilington Group agree on the following two issues and the City of Indio requests the County's concurrence on these items:

- Traffic Signal Financial Participation Adams Street at Avenue 40 The developer shall pay 25% of the actual total cost of the traffic signal installation on Adams Street at Avenue 40 to the City of Indio. The total cost shall include the design, contract administration, and construction observation plus the construction cost for this traffic signal.
- 2) Avenue 40 Classification/Width During the update of the City of Indio Circulation Element in 2008, the portion of Avenue 40 between Varner Road and Adams Street was downgraded to a collector street while the portion of Avenue 40 east of Adams Street was downgraded to a secondary highway. The cross-section of our collector street roadways calls for 42' between curbs within 64' of right of way, and the cross section of our secondary highways calls for a 64' wide roadway within 86' of right of way. The centerline of Avenue 40 is planned to be continuous straight through the intersection of Adams Street, with the transition between the two cross-sections occurring at Adams Street.

Thank you in advance for your consideration of these two items. If you need any further clarification, please contact me at your convenience at (760) 541-4229.

Sincerely yours,

City of Indio

Tom Brohard

City Traffic Engineer

Cc: Juan Raya



A Public Agency

MEMBERS: Palm Desert Desert Hot Springs Palm Springs Indian Wells La Quinta Indio

Coachella

Cathedral City Rancho Mirage **Riverside County**

October 11, 2013

Mr. Jay Olivas, Project Planner Riverside County Planning Department - Riverside P.O. Box 1409 Riverside, CA 92502-1409



RE:

Tentative Tract Map No. 30966 – Bermuda Dunes Planned Residential

Development

Dear Mr. Olivas:

This letter responds to your request for comments regarding the proposed project located north of 40th Avenue and west of Adams Street in Bermuda Dunes. SunLine Transit Agency (SunLine) staff has reviewed the revised tentative tract map and preliminary grading plan and offers the following comments.

SunLine currently does not provide direct transit service to the project site. The closest service to the area is provided along Washington Street and Country Club Drive, served by Line 70. However, future transit service may operate on Avenue 40. SunLine recommends that the developer construct sidewalks in all areas fronting the project to ensure that future residents or clients are able to readily access existing or future transit service in the neighborhood.

We appreciate this chance to review developments within the Bermuda Dunes Community of unincorporated Riverside County. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,

Transit Planning Assistant

Roger Snoble, Interim General Manager CC:

Joseph Forgiarini, Director of Transit Planning



38 180 Dei Webb Bau. Poin Genet, CA 92211

August 19, 2013

Mr. Jay T. Olivas Case Planner for TR30966R1 Riverside County Planning Department 4080 Lemon Street, 12th Floor Riverside, CA 9251 jolivas@rctlma.org

Dear Mr. Olivas:

Our residents, staff and I have met several times in open communication with project management on TR30966R1 (the Encore Residential Project that is located directly adjacent to Sun City Palm Desert). Encore has been doing a good job of communicating with us on issues for the Sun City Community Association and appears to be a good neighbor. We are pleased with the following items that are part of their application.

- Encore is addressing boundary, fencing and drainage concerns.
- SCPDCA acknowledges that Encore has reduced the density.
- There is no objection to Encore's marketing to the 55+ community.
- We appreciate that Encore will be engaging our residents in thorough communications both before and after Planning approval, as well as during the grading and construction phases.

Sun City Palm Desert is not aware of any residents that have raised any objections to the project, nor does Sun City Palm Desert object to any portions of the project that have been shared and presented to us at this time.

Sincerely,

Steve Campbell, CCAM General Manager

Steve Campbell

SC/ir

cc: Board of Directors Corporate Council

ok-



CITY OF PALM DESERT

73-510 FRED WARING DRIVE
PALM DESERT, CALIFORNIA 92260-2578
TEL: 760 346-0611
info@cityofpalmdesert.org

May 29, 2013



Mr. Jay Olivas Urban Regional Planner IV Riverside County Planning Department 4080 Lemon Street, 12th Floor Riverside, California 92501

Dear Mr. Olivas:

Subject: Tentative Tract Map No. 30966, Revised Map No. 1 – EA42587

Thank you for providing the drawings for the subject project to me for review. I have taken the opportunity to share the drawings with the Building & Safety, Fire, and Public Works Departments for their review as well, and have consolidated all of our comments here. I also had the opportunity to discuss the project with Mr. Hayward Pardue and Mr. Bob Pippen when they came by my office last week to see if they could answer any questions for me.

I understand that the proposed project is not within the Palm Desert city limits. It is located in unincorporated Riverside County; however, is within the Palm Desert sphere of influence. Palm Desert is presently studying the fiscal impact of annexing this area, but technically has no authority to impose conditions of approval on the development. Therefore, our comments and suggestions are just that: suggestions. We have not reviewed the project as if it were required to meet Palm Desert's standards; however, rather as neighbors with whom we share an interest in having a successful development. In that vein, please consider the following:

• Almost all of the lots are oriented in a north south direction, with courtyards that will end up on either the west or east sides of the homes. West-facing windows and sliding glass doors tend to be problems in the desert, and are usually avoided, minimized, or protected by very deep eaves. If Plan 1 is constructed such that the courtyard is on the west side, it is likely to be very uncomfortable to occupy and a high energy user because of the glazing in the great room and the nook. The property line wall is far enough away so that it won't provide a real shading relief. The same problem exists to a lesser extent with Plan 3. I suggest that the eaves be deepened or that shading somehow be introduced in these two models.

- There is extensive use of Desert Museum Palo Verde trees along the project perimeter and common areas. After extensive use of this tree in landscaping in Palm Desert, we have determined that it does not do well in windy areas in particular. Since this project will be located in an area subject to high winds, you might want to use Palo Brea praecox, which is much hardier and not as brittle, or Circidium hybrid AZT instead.
- The six trees on the pool deck are not identified in the legend. They should be identified and reviewed to consider what impact they will have on pool maintenance in this windy area.
- Palm Desert contracts with the Riverside County Fire Department for Fire Marshal services and to the California Department of Forestry & Fire Protection for fire suppression services. The Fire Marshal's Office has provided a host of comments in a separate letter that is attached to this one. The comments have likely also been made by the County during their review of the project, but I'm attaching them to make certain that you have them.

If you have any questions concerning these comments, please call me at your convenience to discuss them. I can be reached at (760) 346-0611, Extension 481.

Sincerely,

LAURI AYLAIAN

DIRECTOR OF COMMUNITY DEVELOPMENT

Enclosure (as noted)



Palm Desert Fire Marshal Office

Riverside County Fire Department

73510 Fred Waring Drive, Palm Desert CA 92260 Office: 760-346-1870 ~ Fax: 760-779-1959

City of Palm Desert
Community Development

MAY 2 3 2013



May 22, 2013

To: Lauri Ayalaian

From: Jacqueline Garcia, Fire Systems Inspector

Re: Case No. TT 30966 NW Corner of 40th Avenue and Adams Street

This letter is in regard to the fire protection conditions concerning the above referenced case. The Fire Department requires the listed fire protection measures be provided in accordance with the City of Palm Desert Municipal Code and/or the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete buildings plans are reviewed:

Effective January 1st 2011 all one/two family dwellings and townhouses will require an automatic residential fire sprinkler system designed and installed in accordance with section HCD R313.3 and NFPA 13D.

For residential areas, approved standard fire hydrants, located at each intersection and spaced 500 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.

For any buildings with public access, provide or show there exists a water system capable of delivering a fire flow 2000 gallons per minute for 2 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.

Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.

Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.

Blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)

Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

Any turn-around requires a minimum 38-foot turning radius...

The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.

Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.

Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.

Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not exceed 30 pounds. Gates activated by a rapid system shall remain open until closed by the rapid entry system. Automatic gates shall be provided with a power backup.

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

If there are any additional questions or information needed, please contact me at (760) 346-1870



June 11, 2013

A Public Agency

Palm Desert

Indian Wells

La Ouinta

MEMBERS: Desert Hot Springs Palm Springs Cathedral City Indio Coachella

Riverside County



ADMINISTRATION RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mr. Jay Olivas, Project Planner Riverside County Planning Department - Riverside P.O. Box 1409 Riverside, CA 92502-1409

Tentative Tract Map No. 30966 – Bermuda Dunes Planned Residential

Development

Dear Mr. Olivas:

This letter responds to your request for comments regarding the proposed project located North of Interstate 10 and Avenue 40, West of Adams Street, South of Manorgate Road and East of Somerest Avenue in Bermuda Dunes. SunLine Transit Agency (SunLine) staff has reviewed the proposed development plot plan and offers the following comments.

SunLine currently does not provide direct transit service to the project site. The closest service to the area is provided along Washington Street and Country Club Drive, served by Line 70. However, future transit service may operate on Avenue 40. SunLine recommends that the developer construct sidewalks in all areas fronting the project to ensure that future residents or clients are able to readily access existing or future transit service in the neighborhood.

We appreciate this chance to review developments within the Bermuda Dunes Community of unincorporated Riverside County. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,

Anita M. Petke

Transit Planning Assistant

Roger Snoble, Interim General Manager CC:

Joseph Forgiarini, Director of Transit Planning



Desert Sands Unified School District

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 771-8515 • FAX: (760) 771-8522

- Facilities Services -

September 26, 2013

County of Riverside Jay Olivas, Project Planner Riverside Planning Department PO Box 1409 Riverside, CA 92502-1409



Request for Comments: Tract No. 30966R1 – EA42587 – Divide 40 acres into 202 residential lots located westerly of Adams and northerly of Avenue 40, Bermuda Dunes

Dear Mr. Olivas,

This is in response to your request for comments on the above referenced project and its effect on public schools.

All actions toward residential development will potentially result in an impact on our school system. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state and federal budget cuts that have had a devastating impact on the financing of new schools.

As you are aware, there is a school mitigation fee that is currently collected on all new development prior to the time building permits are issued.

Please feel free to call me if you have further questions. Thank you.

Sincerely

Patrick Cisneros, Director

Facilities Services



IMPERIAL IRRIGATION DISTRICT

81-600 AVENUE 58 • LA QUINTA, CA 92253 • www.iid.com

October 8, 2013

Jay Olivas Riverside County Planning Department P.O. Box 1409 Riverside, CA 92502-1409



ADMINISTRATION RIVERSIDE COUNTY PLANNING DEPARTMENT

Subject:

Tentative Tract Map, Case No. TR30966R1

Dear Mr. Olivas:

Imperial Irrigation District (IID) will provide electric service for the above-mentioned residential development project.

The IID policy is to extend its electrical facilities to those developments that have obtained the approval of the City or County Planning Commission or such other governmental authority having jurisdiction over said developments. In addition, easements and rights-of-way for line extensions must be provided where required. Line extensions to serve this project will be made in accordance with IID Regulation No. 15 and Regulation No. 2.

IID will provide a cost for service for this project upon your request and payment of the engineering fee has been received.

Please furnish your plans to Carlos Puente, Project Manager. Mr. Puente's telephone number is (760)398-5837.

Sincerely,

Guillermo Barra Superintendent

Customer Operations and Planning

cc: Carlos Puente



RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:		
☐ TRACT MAP ☑ REVISED MAP ☐ PARCEL MAP	☐ MINOR CHANGE ☐ REVERSION TO ACREA ☐ AMENDMENT TO FINAL	AGE
INCOMPLETE APPLICATIONS WILL NOT BE	ACCEPTED.	
CASE NUMBER: TR3096	16-6-1 DATE	SUBMITTED: 4-2-2013
APPLICATION INFORMATION		
Applicant's Name: Encore E	Gmes LLC E-Mail	E RLPIPPINE ME COM
		92260 ZIP
raim Desert	CA State	92260
Daytime Phone No: (766) 86		
Engineer/Representative's Name:	Hayward Pard	Lue E-Mail: <u>HPardue BPb19, big</u> Suite 9-139 92253
Mailing Address: 79 465	Highway III, 3	oute 9-139
La Quinta	Street CAT	92253
Daytime Phone No: (765) _35		
		: RLPIPPIA & ME. com
Mailing Address: 73111 E. Palm Desert City	Street CH	92260
Daytime Phone No: (765) Blo		
f additional persons have an own above, attach a separate sheet that	ership interest in the subject references the application cas	property in addition to that indicated se number and lists the names, mailing

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Form 295-1011 (08/08/12)

CA WIRT CFG-OSTGY

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robert L. Pippin PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT					
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:					
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.					
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable. CITCLE US INC. PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)					
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)					
If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.					
See attached sheet(s) for other property owner's signatures.					
PROPERTY INFORMATION:					
Assessor's Parcel Number(s): 748-280-008 , 748-286-089					
Assessor's Parcel Number(s): 748-280-008, 748-280-089 Section: 6 Township: 5 500th Range: 7 EAST					
Approximate Gross Acreage: 40 gcres					

APPLICATION	FOR SURDIVISIO	ON AND DEVELOPMENT
	I WIL OUTDIAIOIC	JIN MIND DEVELORIMENT

General location (cross streets, etc.): North of Rvenue 40, South of
Espano Blud, East of, West of Adams Street
Thomas Brothers map, edition year, page number, and coordinates: 38 Edition, Parking
Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Man or Planned Residential Development (PRD):
202 unit, schedule H", single family development, a club house, detention busin and drainage channel within a Planned Residential Development
channel within a Planned Residential Developmen
Related cases filed in conjunction with this request:
none
Is there a previous development application filed on the same site: Yes 🗵 No 📋
If yes, provide Case No(s). TR30966, CZD6739 (Parcel Map, Zone Change, etc.)
E.A. No. (if known) <u>38863</u> E.I.R. No. (if applicable): <u>none</u>
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes 🔀 No 🗌
If yes, indicate the type of report(s) and provide a copy: Archaeological Phase 1 stock
Is water service available at the project site: Yes 🔀 No 🗌
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)
Is sewer service available at the site? Yes 📈 No 🗌
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)
Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐
Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes 🔲 No 🔀
How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: 110,423 ev. 4d.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards110μ 423 とυ- よる
Does the project need to import or export dirt? Yes \(\square\) No \(\bar{\mathbb{X}} \)
Import Export Neither
What is the anticipated source/destination of the import/export?
What is the anticipated route of travel for transport of the soil material?
How many anticipated truckloads?truck loads
What is the square footage of usable pad area? (area excluding all slopes) 4500 sq. fi
If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes 🔀 No 🗌
If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?
Dedicate land 🗌 Pay Quimby fees 🗵 Combination of both 🗌
Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No 🔀
If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐
Does the subdivision exceed more than one acre in area? Yes 🔀 No 🗌
ls the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?
□ Santa Ana River □ Santa Margarita River □ San Jacinto River □ W Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT					
Government Code Section 65962.5 requires the applicant for any specified state-prepared lists of hazardous waste sites and submit agency indicating whether the project is located on or near an ident application shall be accepted as complete without this signed statement	a signed statement to the local				
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:					
The project is not located on or near an identified hazardous waste site.					
The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet					
Owner/Representative (1)	Date <u>3-24-13</u>				
Owner/Representative (2)	Date				

Encore Homes

October 25, 2013

Jay Olivas, County Planner County Administrative Center 4080 Lemon Street, 12th Floor Riverside, CA 92502

RE: TR30966R1

Dear Mr. Olivas:

This letter is to confirm that the above referenced tentative tract under review by Riverside County is a senior citizen Planned Residential Development (PRD) under the guidelines established by Riverside County Ordinance No. 348. The site is approximately 40 acres in size and is divided into two zoning categories: 32 acres under the R-4 designation and 8 acres under the W-1 designation. Encore Homes LLC is proposing that we build 202 detached senior single-family units on the 32 acre portion with the appropriate common lots for landscaping, recreation, community center with pool, drainage control and private internal streets that will allow no on-street parking as governed by the future CC&R's. A drainage channel will convey regional drainage from Sun City, north of the site, through the proposed development to discharge at Adams Street and south into the City of Indio.

Please let us know if additional information is required.

Sincerely,

R. James Fagelson, Planning Consultant

Fagelson Consulting

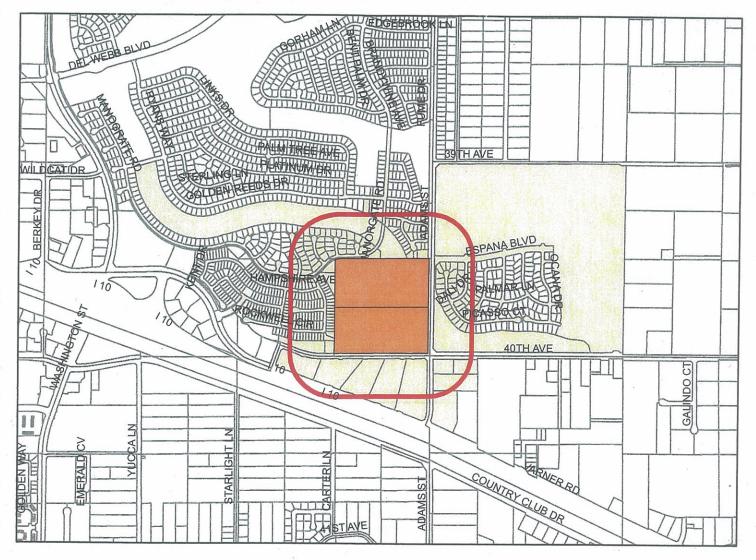
FagelsonConsult@aol.com

760-408-4561

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN , certify that on 10 7 2013 ,
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers TR30966R1 For
Company or Individual's Name Planning Department,
Distance buffered 600 .
Pursuant to application requirements furnished by the Riverside County Planning Department
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum or
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries
based upon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site access/improvements, said list includes a complete and true compilation of the names and
mailing addresses of the owners of all property that is adjacent to the proposed off-site
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge.
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME:Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 nd Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

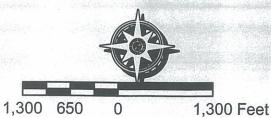
TR30966R1 (600 feet buffer)



Selected Parcels

748-410-002 024	748-410-052	691-670-020	748-410-018	748-410-080	607-031-033	748-410-056	748-270-061	748-410-076	748-410-	
748-410-079 023	748-270-050	748-260-064	748-420-068	748-410-075	748-270-058	748-270-073	691-670-017	748-260-048	748-410-	
748-410-041 003	748-410-007	748-270-039	748-410-081	748-410-032	748-270-070	748-410-026	691-670-018	748-410-040	691-670-	
607-031-031 051	748-260-060	748-410-096	691-670-016	691-670-037	748-270-052	691-670-012	748-270-074	748-240-025	748-410-	
748-260-068 072	748-410-021	748-270-053	748-260-020	748-260-070	748-410-064	748-410-061	748-410-082	748-260-054	748-270-	
748-270-049 017	748-260-056	748-410-083	691-670-076	748-410-048	607-031-035	607-230-042	748-410-085	748-270-065	748-410-	
748-410-006	748-260-049	748-410-037	748-410-047	748-410-078	748-260-069	748-260-024	691-670-041	748-280-008	748-280-	

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 607031031, APN: 607031031 **CUMMINGS MILLER PROP** 78650 VARNER RD INDIO CA 92203

ASMT: 607230042, APN: 607230042 FIESTA FORD INC 69200 HIGHWAY 111 CATHEDRAL CY CA 92234

ASMT: 607031032, APN: 607031032 **KEYS HOLDINGS** C/O INDIO PONTIAC GMC BUICK 78960 VARNER RD INDIO CA 92201

ASMT: 691670001, APN: 691670001 JESSICA VELA 39577 S DALI DR INDIO, CA. 92203

ASMT: 607031033, APN: 607031033 FARIDEH MOZORAS, ETAL 78970 VARNER RD INDIO CA 92203

ASMT: 691670002, APN: 691670002 MANSUKHBHAI GHELANI, ETAL 39613 S DALI DR INDIO, CA. 92203

ASMT: 607031034, APN: 607031034 MILLER CUMMINGS PROP 78980 VARNER RD INDIO CA 92201

ASMT: 691670003, APN: 691670003 CHRISTOPHER JAEGER 39637 S DALI DR INDIO, CA. 92203

ASMT: 607230036, APN: 607230036 PETER LIVRER 41555 YUCCA LN BERMUDA DUNES CA 92203

ASMT: 691670004, APN: 691670004 KALPANABEN PATEL, ETAL 39671 S DALI DR INDIO, CA. 92203

ASMT: 607230038, APN: 607230038 PAUL PAVAO 41695 YUCCA LN BERMUDA DUNES CA 92203

ASMT: 691670006, APN: 691670006 TOSHIYUKI KOYANAGI 39670 PICASSO CT INDIO CA 92203

ASMT: 607230040, APN: 607230040 NANCY PAVAO, ETAL P O BOX 3016 INDIO CA 92202

ASMT: 691670007, APN: 691670007 EDNA SCHUMANN, ETAL 39640 PICASSO CT INDIO, CA. 92201







ASMT: 691670008, APN: 691670008 SUJEY SANCHEZ, ETAL 39614 PICASSO CT INDIO, CA. 92201

ASMT: 691670009, APN: 691670009 ALMA CASTRO, ETAL 39588 PICASSO CT

INDIO, CA. 92201

ASMT: 691670012, APN: 691670012 SUSAN KOPSHO, ETAL 39561 PICASSO CT INDIO, CA. 92201

ASMT: 691670016, APN: 691670016 DANIEL MARTINEZ 39637 PICASSO CT INDIO CA 92203

ASMT: 691670017, APN: 691670017 EVELYN WILLIAMS, ETAL 39659 PICASSO CT INDIO CA 92203

ASMT: 691670018, APN: 691670018 CHRISTIAN MATADAMA 39685 PICASSO CT INDIO, CA. 92201

ASMT: 691670020, APN: 691670020 ADRIAN ABARCA 39725 PICASSO CT INDIO, CA. 92203 ASMT: 691670021, APN: 691670021 TIFFANY MAJEK, ETAL 39743 PICASSO CT INDIO, CA. 92203

ASMT: 691670033, APN: 691670033 YOLANDA REV TRUST, ETAL C/O ARTURO P HERRERA 40823 MAY LUNDY ST INDIO CA 92203

ASMT: 691670034, APN: 691670034 MARY RECOTTA, ETAL 39556 S DALI DR INDIO, CA. 92203

ASMT: 691670035, APN: 691670035 LIISA MENDOZA, ETAL 39586 S DALI DR INDIO, CA. 92203

ASMT: 691670036, APN: 691670036 JENNIFER CAPIRAL, ETAL 39616 S DALI DR INDIO, CA. 92203

ASMT: 691670037, APN: 691670037 CHARINA SLAUGHTER, ETAL 39640 S DALI CT INDIO, CA. 92203

ASMT: 691670038, APN: 691670038 KAREN BURDICK 39662 S DALI DR INDIO, CA. 92203







ASMT: 691670039, APN: 691670039 AMANDA YEAGER, ETAL 39684 S DALI DR INDIO, CA. 92203

ASMT: 691670040, APN: 691670040 WENDY HUNTER, ETAL 39700 S DALI DR INDIO, CA. 92203

ASMT: 691670041, APN: 691670041 PATRICIA LEUTHOLD, ETAL 39740 PICASSO CT INDIO, CA. 92203

ASMT: 691670048, APN: 691670048 GID ESPANA C/O GLOBAL INV & DEV 3470 WILSHIRE BL STE 1020 LOS ANGELES CA 90010

ASMT: 691670076, APN: 691670076 ESPANA COMMUNITY ASSN 9467 MILLIKEN AVE RANCHO CUCAMONGA CA 91730

ASMT: 691670078, APN: 691670078 PATRICIA SALAZAR, ETAL 39571 PICASSO CT INDIO CA 92203

ASMT: 691670079, APN: 691670079 KENNETH TÜCKER 194 ASPENWOOD DR PORT MOODY BC CANADA V3H5A7 ASMT: 691670080, APN: 691670080 LISA FISHER C/O SHANGRILA HOTELS 245 5TH AVE NO 903 NEW YORK NY 10016

ASMT: 748240024, APN: 748240024 SUSAN BLU 78881 GOLDEN REEDS DR PALM DESERT, CA. 92211

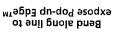
ASMT: 748240025, APN: 748240025 DEL WEBB CALIF CORP DEL WEBB CALIF CORP 40048 CORTE REFUGIO INDIO CA 92203

ASMT: 748240029, APN: 748240029 MILENE M TRUST, ETAL 39255 MANORGATE RD PALM DESERT, CA. 92211

ASMT: 748240030, APN: 748240030 SUN CITY PALM SPRINGS COMMUNITY ASSN C/O DEL WEBB CORP 39755 BERKEY BERMUDA DUNES CA 92201

ASMT: 748260012, APN: 748260012 LINDA GARTON, ETAL 78986 NECTARINE DR PALM DESERT, CA. 92211

ASMT: 748260013, APN: 748260013 JAMES WEEKS, ETAL 78978 NECTARINE DR PALM DESERT, CA. 92211









MIRIAM KADOCH, ETAL

ASMT: 748260014, APN: 748260014 LESLIE LISING, ETAL 15241 PEACH ST CHINO HILLS CA 91709

15241 PEACH ST 80238 CAMINO SAN MATEO CHINO HILLS CA 91709 INDIO CA 92203

ASMT: 748260015, APN: 748260015 SUSAN BURD, ETAL 78962 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260022, APN: 748260022 SUSAN VEE 39349 GINGHAM CT PALM DESERT, CA. 92211

ASMT: 748260021, APN: 748260021

ASMT: 748260016, APN: 748260016 SOCORRO GMYREK, ETAL 78954 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260023, APN: 748260023 SAMUEL ROMANO, ETAL 559 HIDDEN RIDGE CT ENCINITAS CA 92024

ASMT: 748260017, APN: 748260017 LORETTA SEPANIK, ETAL 78946 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260024, APN: 748260024 DIANA VOLPINI ALLEN, ETAL 39325 GINGHAM CT PALM DESERT, CA. 92211

ASMT: 748260018, APN: 748260018 DOLORES SIROTTA, ETAL 78938 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260025, APN: 748260025 STEPHEN ZWIZINSKI 1040 PINEHURST DR PEACHTREE CY GA 30269

ASMT: 748260019, APN: 748260019 EDNA SHARKEY, ETAL 78930 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260026, APN: 748260026 ROBERT SORENSEN 39301 GINGHAM CT PALM DESERT, CA. 92211

ASMT: 748260020, APN: 748260020 RAE BELL, ETAL 78922 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260027, APN: 748260027 JUNE KRAVITZ, ETAL 39289 GINGHAM CT PALM DESERT, CA. 92211







ASMT: 748260028, APN: 748260028

RUTH LARNER, ETAL 39292 GINGHAM CT PALM DESERT, CA. 92211 ASMT: 748260035, APN: 748260035

RUTH MOIR, ETAL 39315 GLENEAGLES CIR PALM DESERT, CA. 92211

ASMT: 748260029, APN: 748260029

YVONNE ROACH, ETAL 12250 S CRENSHAW BLV HAWTHORNE CA 90250 ASMT: 748260036, APN: 748260036

BETTE KOCHSIEK, ETAL 39303 GLENEAGLES CIR PALM DESERT, CA. 92211

ASMT: 748260030, APN: 748260030

CLAIRE JACOBS, ETAL 39316 GINGHAM CT PALM DESERT, CA. 92211 ASMT: 748260037, APN: 748260037

MICHAEL LYON

1155 S GRAND AVE NO 409 LOS ANGELES CA 90015

ASMT: 748260031, APN: 748260031

MARY SAWYER
39328 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260038, APN: 748260038

HANNELORE VODOZ, ETAL 39330 GLENEAGLES CIR PALM DESERT, CA. 92211

ASMT: 748260032, APN: 748260032

ALIZA HUTCHINSON, ETAL 202 7660 MINORU BLV RICHMOND BC CANADA V6Y1Z5 ASMT: 748260039, APN: 748260039

SANDRA SERLING, ETAL 15034 WORDEN RD HOLLY MI 48442

ASMT: 748260033, APN: 748260033

HARRIET RODMAN, ETAL 39339 GLENEAGLES CIR PALM DESERT, CA. 92211 ASMT: 748260040, APN: 748260040

BEVERLY REINHART, ETAL 39315 MANORGATE RD PALM DESERT CA 92211

ASMT: 748260034, APN: 748260034

SHERRY FINNEGAN, ETAL 27 LONE HOLLOW DR SANDY UT 84092 ASMT: 748260043, APN: 748260043

SUN CITY PALM DESERT COMMUNITY ASSN

38180 DEL WEBB BL

PALM DESERT CA 92211









ASMT: 748260046, APN: 748260046 ARDATH KENNER, ETAL 1800 SW 152ND ST BURIEN WA 98166

ASMT: 748260053, APN: 748260053 VIOLET DOBBINS 39363 PEACH BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748260047, APN: 748260047 JACOB KALMAN 78919 NECTARINE DR PALM DESERT, CA. 92211

ASMT: 748260054, APN: 748260054 JANE BERKE, ETAL 39385 PEACH BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748260048, APN: 748260048 CAROL KRAMER 78927 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260055, APN: 748260055 REGENIA ANNIS, ETAL 959 NIXON AVE RENO NV 89509

ASMT: 748260049, APN: 748260049 GAIL RYAN 78935 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748260056, APN: 748260056 ELLEN KAUTHEN 39429 PEACH BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748260050, APN: 748260050 CAROL HANSEN, ETAL 14580 LABRADOR AVE FONTANA CA 92336 ASMT: 748260057, APN: 748260057 NANCY NEAL, ETAL C/O NANCY E NEAL 39451 PEACH BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748260051, APN: 748260051 PAUL ZELL PMB 34 38180 DEL WEBB BLVD PALM DESERT CA 92211

ASMT: 748260058, APN: 748260058 ANGELA LALIME, ETAL 39473 PEACH BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748260052, APN: 748260052 HANS PETER AFFOLTER 39341 PEACH BLOSSOM CIR PALM DESERT, CA. 92211 ASMT: 748260059, APN: 748260059 MARVIN DANIELS 39495 PEACH BLOSSOM CIR PALM DESERT, CA. 92211





STATE STATE

ENGLISH STREET



ASMT: 748260061, APN: 748260061 GLADYS SMITH, ETAL 78981 APRICOT LN

PALM DESERT, CA. 92211

ASMT: 748260069, APN: 748260069 MICHELLE ARDITO, ETAL 78983 NECTARINE DR PALM DESERT, CA. 92211

ASMT: 748260062, APN: 748260062 JACQUELINE NICHOLSKY, ETAL 78989 APRICOT LN PALM DESERT, CA. 92211 ASMT: 748260070, APN: 748260070 JO EVANS, ETAL 78975 NECTARINE DR PALM DESERT, CA. 92211

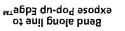
ASMT: 748260064, APN: 748260064 BETTY HUTCHISON 78968 APRICOT LN PALM DESERT, CA. 92211 ASMT: 748260071, APN: 748260071 MICHAEL SEEDS, ETAL 78967 NECTARINE DR PALM DESERT, CA. 92211

ASMT: 748260065, APN: 748260065 CAROLE HERSHORIN, ETAL 41 CONSHOHOCKEN ST APT 206 BALA CYNWYD PA 19004 ASMT: 748260072, APN: 748260072 WILLOUGHBY BELCHER 78959 NECTARINE DR PALM DESERT, CA. 92211

ASMT: 748260066, APN: 748260066 NORA WHITAKER, ETAL 78984 APRICOT LN PALM DESERT, CA. 92211 ASMT: 748270036, APN: 748270036 SHERRY LERNER, ETAL 21700 OXNARD ST NO 2050 WOODLAND HILLS CA 91367

ASMT: 748260067, APN: 748260067 LU MAYER, ETAL 78992 APRICOT LN PALM DESERT, CA. 92211 ASMT: 748270037, APN: 748270037 ALICIA BEDFORD, ETAL 39369 MIRAGE CIR PALM DESERT, CA. 92211

ASMT: 748260068, APN: 748260068 DOLORES DRZEWINSKI 78991 NECTARINE DR PALM DESERT, CA. 92211 ASMT: 748270038, APN: 748270038 NORMA WECHSLER 39357 MIRAGE CIR PALM DESERT, CA. 92211







ASMT: 748270039, APN: 748270039

CERY PERLE 72757 FRED WARING PALM DESERT CA 92260 ASMT: 748270053, APN: 748270053 ELSA CALEY, ETAL 39336 MIRAGE CIR PALM DESERT, CA. 92211

ASMT: 748270040, APN: 748270040

NOVA CULLEN, ETAL 39333 MIRAGE CIR PALM DESERT, CA. 92211 ASMT: 748270054, APN: 748270054 CHARLES OVERTON, ETAL 39348 MIRAGE CIR PALM DESERT, CA. 92211

ASMT: 748270048, APN: 748270048

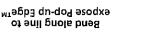
JERRY LUCCHI, ETAL 8 CLOVER HILL CT SAN RAFAEL CA 94903 ASMT: 748270055, APN: 748270055 PATRICIA MCCRARY, ETAL 731 W HIGHLAND AVE REDLANDS CA 92373

ASMT: 748270049, APN: 748270049 WILLIAM AULT, ETAL C/O WILLIAM ROBERT AULT 9841 PEACOCK CIR FOUNTAIN VALLEY CA 92708 ASMT: 748270056, APN: 748270056 JOAN GROSSMAN, ETAL 39372 MIRAGE CIR PALM DESERT, CA. 92211

ASMT: 748270050, APN: 748270050 BERNADETTE STAHLE 39300 MIRAGE CIR PALM DESERT, CA. 92211 ASMT: 748270057, APN: 748270057 PATRICIA HOOGERVORST, ETAL 80786 AVENIDA SAN IGNACIO INDIO CA 92203

ASMT: 748270051, APN: 748270051 SANDRA WADDELL, ETAL 39312 MIRAGE CIR PALM DESERT, CA. 92211 ASMT: 748270058, APN: 748270058 NAIDA JOURDEN, ETAL 39371 BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748270052, APN: 748270052 SHIRLEY ALLAN, ETAL 39324 MIRAGE CIR PALM DESERT, CA. 92211 ASMT: 748270059, APN: 748270059 VIRGINIA GREENE, ETAL 316 QUINNHILL AVE LOS ALTOS CA 94024







ASMT: 748270060, APN: 748270060

OFELIA LAMBROSE 8161 N WICKHAM LA PALMA CA 90623 ASMT: 748270067, APN: 748270067 PATRICIA SHEPHARD 39278 BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748270061, APN: 748270061

ANTHONY ALBERT 18241 MONTANA CIR VILLA PARK CA 92861 ASMT: 748270068, APN: 748270068 JO ANN BASIN, ETAL 39290 BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748270062, APN: 748270062

MARGOT SHERMAN 39323 BLOSSOM CIR PALM DESERT, CA. 92211 ASMT: 748270069, APN: 748270069 JACK KING 38180 DEL WEBB BLV NO 15 PALM DESERT CA 92211

ASMT: 748270063, APN: 748270063

WILMA GRAHAM, ETAL 39311 BLOSSOM CIR PALM DESERT, CA. 92211 ASMT: 748270070, APN: 748270070 BERNADINE LAPPLE, ETAL 39314 BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748270064, APN: 748270064

HARVEY SILBERMAN 1107 FAIR OAKS AVE NO 421 SOUTH PASADENA CA 91030 ASMT: 748270071, APN: 748270071 MARYLYN CHASE, ETAL 39338 BLOSSOM CIR PALM DESERT, CA. 92211

ASMT: 748270065, APN: 748270065

H CALLEY, ETAL 39287 BLOSSOM CIR PALM DESERT, CA. 92211 ASMT: 748270072, APN: 748270072 BARBARA POND, ETAL 39362 BLOSSOM CIR

PALM DESERT, CA. 92211

ASMT: 748270066, APN: 748270066

VALERIE BATTLE, ETAL 39275 BLOSSOM CIR PALM DESERT, CA. 92211 ASMT: 748270074, APN: 748270074 DEL WEBB CALIF CORP DEL WEBB CALIF CORP 80758 CORTE SANTA CARMELA INDIO CA 92203





& Sens de chardement

ASMT: 748280009, APN: 748280009 GIBRALT INC C/O ROBERT PIPPIN 73111 EL PASEO DR NO 205 PALM DESERT CA 92260

ASMT: 748390022, APN: 748390022 SUN CITY PALM SPRINGS COMMUNITY ASSN C/O THOMAS LUCAS 2231 E CAMELBACK RD PHOENIX AZ 85016

ASMT: 748410001, APN: 748410001 CONNIE MOUSER, ETAL 315 W 7TH ST LA CENTER WA 98629

ASMT: 748410002, APN: 748410002 SHARLENE BREENE, ETAL 6513 E SMOKETREE AVE OAK PARK CA 91377

ASMT: 748410004, APN: 748410004 GLORIA POWERS, ETAL 1512 S MICA PARK DR SPOKANE VALLEY WA 99206

ASMT: 748410005, APN: 748410005 JANET SHEFFIELD 25301 VISTA HERMOSA LAKE FOREST CA 92630

ASMT: 748410006, APN: 748410006 FRITZ FAMILY REALTY C/O GEORGE M FRITZ 218 S 57TH AVE YAKIMA WA 98908 ASMT: 748410007, APN: 748410007 CATHY HUBER 39800 DORSET DR PALM DESERT, CA. 92211

ASMT: 748410008, APN: 748410008 JANE MYRDA 39814 DORSET DR PALM DESERT, CA. 92211

ASMT: 748410009, APN: 748410009 VIRGINIA STACK, ETAL 39828 DORSET DR PALM DESERT, CA. 92211

ASMT: 748410016, APN: 748410016 BONNY BENNETT, ETAL 1864 LOCKYER RD ROBERTS CREEK BC CANADA V0N 2W1

ASMT: 748410017, APN: 748410017 THALIA OWINGS, ETAL 78645 ROCKWELL CIR PALM DESERT CA 92211

ASMT: 748410018, APN: 748410018 AMY STUART 78653 ROCKWELL CIR PALM DESERT, CA. 92211

ASMT: 748410019, APN: 748410019 SHARON MCGREGOR, ETAL 78661 ROCKWELL CIR PALM DESERT, CA. 92211





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CHARLES HELLMAN 39844 SOMERSET AVE

PALM DESERT, CA. 92211

ASMT: 748410026, APN: 748410026

JOAN WERNER, ETAL

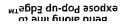
2 ADRIA CIR

PALM DESERT CA 92211

ASMT: 748410033, APN: 748410033

GLORIA MARQUES 8926 NEVEDA ST

ROSEMEAD CA 91770





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KEUM KYUNG, ETAL 719 AMHERST DR BURBANK CA 91504

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C/O WILLIAM LAWRENCE PEETS

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ASMT: 748410049, APN: 748410049 CAROLYN FOLKMAN, ETAL 10040 KENSWOOD DR CHILLIWACK BC CANADA V2P7N4

ASMT: 748410050, APN: 748410050

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NAKUSP BC CANADA V0G1R1

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LAURALEE OCONNOR 78720 POSTBRIDGE CIR

PALM DESERT, CA. 92211

Feed Paper





ASMT: 748410063, APN: 748410063

PAULINE GORMAN 78712 POSTBRIDGE CIR PALM DESERT, CA. 92211 ASMT: 748410070, APN: 748410070 PATRICIA WARREN, ETAL 78656 POSTBRIDGE CIR PALM DESERT CA 92211

ASMT: 748410064, APN: 748410064

YVONNE FORD, ETAL P O BOX 123 RANCHO MIRAGE CA 92270 ASMT: 748410071, APN: 748410071 MARILYN ERICKSON 78648 POSTBRIDGE CIR PALM DESERT, CA. 92211

ASMT: 748410065, APN: 748410065

VIRGINIA PUDERBAUGH 20531 VIA EL TAJO YORBA LINDA CA 92887 ASMT: 748410072, APN: 748410072 ANNE MARCHAND, ETAL 5 PRESTON WAY ACTON MA 1720

ASMT: 748410066, APN: 748410066 CHARON MCFADDEN, ETAL P O BOX 452

WEST LINN OR 97068

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MARILYN JEFFERY, ETAL 213 DISCOVERY RIDGE WY SW CALGARY AB CANADA T3H5G2 ASMT: 748410074, APN: 748410074 JODY RESNICK, ETAL C/O JACOB E BURG 78659 POSTBRIDGE CIR PALM DESERT, CA. 92211

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ASMT: 748410069, APN: 748410069

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ASMT: 748410077, APN: 748410077

MARY TREEN

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NORMA COSTA, ETAL 420 N 12TH ST

MONTEBELLO CA 90640

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78698 ROCKWELL CIR PALM DESERT, CA. 92211

ASMT: 748410080, APN: 748410080

DORA NARESHNI, ETAL 2353 AMBER OAK LN ESCONDIDO CA 92027 ASMT: 748410087, APN: 748410087 SYDNEY MAY

885 S COUNTRY GLEN WAY ANAHEIM CA 92808

ASMT: 748410081, APN: 748410081

CHARLENE TUTHILL 78715 POSTBRIDGE CIR PALM DESERT, CA. 92211 ASMT: 748410088, APN: 748410088

KAREN FISHER, ETAL 1071 COVENTRY DR NE

CALGARY AB CANADA T3K4R8

ASMT: 748410082, APN: 748410082 MALCOLM MACFARLANE, ETAL

78723 POSTBRIDGE CIR PALM DESERT, CA. 92211 ASMT: 748410089, APN: 748410089

DIANA OROZCO, ETAL 4046 REVELLO PL MOORPARK CA 92021

ASMT: 748410083, APN: 748410083

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ASMT: 748410084, APN: 748410084

PATTI CALHOUN, ETAL

P O BOX 2653 APTOS CA 95001 ASMT: 748410091, APN: 748410091 SANDRA SHAFER WESTCOTT, ETAL 78658 ROCKWELL CIR PALM DESERT, CA. 92211







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ASMT: 748410093, APN: 748410093 MARY RAYMOND, ETAL 78634 ROCKWELL CIR PALM DESERT, CA. 92211

ASMT: 748410096, APN: 748410096 **CVWD** P O BOX 1058 COACHELLA CA 92236

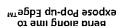
ASMT: 748420068, APN: 748420068 **BETTY SMITH** 78646 HAMPSHIRE AVE PALM DESERT, CA. 92211

ASMT: 748420069, APN: 748420069 LILA SLANOVEC 10470 E HILLS CT SAN JOSE CA 95127

ASMT: 748420070, APN: 748420070 **OMAR GHULAM** 1354 LOS ROBLES DR

PALM SPRINGS CA 92262

ASMT: 748420078, APN: 748420078 SUN CITY PALM DESERT COMMUNITY ASSN 38180 DEL WEBB BLV PALM DESERT CA 92211





TR30966R1 11/3/2013 4:05:52 PM

Owner/Applicant: Encore Homes, LLC 73111 El Paseo Drive Ste. 205 Palm Desert, CA 92260

City of Indio Public Works Director 100 Civic Center Drive Indio, CA 92201 Engineer: Hayward Pardue 79405 Highway 111 Ste. 9-139 La Quinta, CA 92253

Coachealla Valley Water District POB 1058 Coachella, CA 92236 City of Palm Desert Planning Director 73-510 Fred Waring Drive Palm Desert, CA 92260

Sun City Del Webb HOA 38180 Del Webb Blvd. Palm Desert, CA 92211

TR30966R1 EXTRA LABELS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

	- 1120/11112 22	CLARATION
Project/Case Number: <u>TENTATIVE</u>	TRACT MAP NO. 30966, R	REVISED MAP NO. 1
Based on the Initial Study, it has be mitigation measures, will not have a		roposed project, subject to the proposed environment.
		MEASURES REQUIRED TO AVOID assessment and Conditions of Approval)
COMPLETED/REVIEWED BY:		
By: Jay Olivas	Title: Project Planner	Date: <u>November 4, 2013</u>
Applicant/Project Sponsor: Encore	Homes, LLC	Date Submitted: April 2, 2013
ADOPTED BY: Planning Commissi	on	
Person Verifying Adoption:		Date:
The Mitigated Negative Declaration study, if any, at: Riverside County Planning Department For additional information, please contains the study of	ent 4080 Lemon Street, 12th	
Revised: 10/16/07 Y:\Planning Master Forms\CEQA Forms\Mitigated	Negative Declaration.doc	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

TO: ☐ Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk	4080 Ler P. O. Bo	nty Planning Department mon Street, 12th Floor x 1409 p, CA 92502-1409	38686 El Cerrito Road Palm Desert, California 92211
SUBJECT: Filing of Notice of Determination in compliance	e with Section 21152 of the Ca	lifornia Public Resources Code.	
EA42587, TENTATIVE TRACT MAP NO. 30966, REVISE Project Title/Case Numbers	D MAP NO. 1		
Jay Olivas County Contact Person	(951) 955-1195 Phone Number		
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)			
Encore Homes, LLC Project Applicant	73111 El Paseo, Ste. 2	205 Palm Desert, CA 92276	
Northerly of 40 th Avenue, westerly of Adams Street. Project Location			
Tentative Tract Map proposes a senior planned residential Project Description	development to divide 40 acre	s into 202 residential lots (Sche	dule A) with community center building
This is to advise that the Riverside County <u>Planning Community</u> made the following determinations regarding that project:	nission, as the lead agency, ha	s approved the above-reference	d project on <u>December 4, 2013,</u> and ha
The project WILL NOT have a significant effect on the A Mitigated Negative Declaration was prepared for the Mitigation measures WERE made a condition of the A Mitigation Monitoring and Reporting Plan/Program A statement of Overriding Considerations WAS NOT	e project pursuant to the provis approval of the project. WAS NOT adopted.	sions of the California Environme	ental Quality Act. (\$2156.25 + \$64)
This is to certify that the Mitigated Negative Declaration, w County Planning Department, 4080 Lemon Street, 12th Flo	ith comments, responses, and oor, Riverside, CA 92501.	record of project approval is ava	ailable to the general public at: Riversid
Signature	Title		Date
Date Received for Filing and Posting at OPR:			
DM/rj Revised 8/25/2009 Y\Planning Case Files-Riverside office\PUP00919\NOD Form.docx			
Please charge deposit fee case#: ZEA42587 ZCFG0596	64 . FOR COUNTY CLERK'S U	JSE ONLY	
4			
			,
		**	

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1302888

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8277

(951) 955-3200

(951) 600-6100

Received from: ENCORE HOMES LLC

\$50.00

paid by: CK 1001 paid towards: CFG05964

CALIF FISH & GAME: DOC FEE

FOR TR30966R1

at parcel #:

appl type: CFG3

Apr 02, 2013 11:50 BNTHOMAR posting date Apr 02, 2013 *********************** ******************

Account Code

Description

Amount \$50.00

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1304788

4080 Lemon Street Second Floor Riverside, CA 92502 39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211

Murrieta, CA 92563

(760) 863-8277

(951) 955-3200 (951) 600-6100

*************************** ********************************

Received from: ENCORE HOMES LLC \$2,156.25

paid by: CK 1005

paid towards: CFG05964 CALIF FISH & GAME: DOC FEE

FOR TR30966R1

at parcel #:

appl type: CFG3

May 29, 2013 posting date May 29, 2013 ********************************** ************************************

Account Code 658353120100208100

Description CF&G TRUST

Amount \$2,156.25

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

Agenda Item No.: 3.5 Area Plan: Countywide

Zoning District: Countywide Supervisorial District: Countywide Project Planner: Richard Fairhurst

Planning Commission: December 4, 2013

GENERAL PLAN AMENDMENT NO. 1119

Applicant: Riv. Co. Transportation

Engineer/Rep.: N/A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1119 proposes to amend General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) targets on a plan, program or project that has completed an Environmental Impact Report, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects. The proposed amendment to General Plan Policy C 2.1 is not associated with any specific property, plan, program or project at this time and shall change the language of the policy as follows (with new text underlined, and deleted text shown as strike-out):

"Maintain the following countywide target LOS:

LOS "C" along all County maintained roads and conventional state Highways, except that:

As an exception, LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. (Al 3)

Other LOS may be allowed by the Board for a plan, program or project for which an Environmental Impact Report has been completed, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects."

FURTHER PLANNING CONSIDERATIONS:

Based on new state mandates to reduce greenhouse gas emissions from the transportation and land use sectors, including AB 32 and SB 375, in April of 2012 the Southern California Association of Governments ("SCAG") approved the 2012 Regional Transportation Plan/Sustainable Communities Strategy ("RTP/SCS"), following certification of an Environmental Impact Report ("EIR"). The RTP/SCS was subsequently approved by all appropriate federal and state agencies as having complied with all applicable legal requirements, and includes a greater focus on funding for transit, bicycle and pedestrian improvements that may result in a decrease in intersection performance below Level of Service ("LOS") "C" while providing other potential transportation or environmental benefits that should be balanced and weighed when considering the specific environmental impacts of a particular transportation program or project.

It has been the policy and practice of Riverside County that the elected officials of the County have the authority to interpret and apply the County's General Plan policies. This policy and practice is consistent with established law, including cases affirming that principle that the governing body that adopts the general

General Plan Amendment No. 1119 is intended to clarify the intent of Policy C 2.1 so that it reflects the Riverside County Board of Supervisor's discretion to interpret the Riverside County General Plan policies in accordance with CEQA. The outcome of recent litigation has resulted in unanticipated circumstances that could prevent the County's interpretive practice with respect to this policy, and the proposed amendment clarifies that this policy is subject to the County's normal interpretive practices.

FINDINGS:

- 1. The proposed General Plan Amendment is a Policy Amendment to the Circulation Element of the Riverside County General Plan.
- 2. The project is a not associated to any specific property at this time and before any particular site would apply the amended policy, all environmental issues will be analyzed in site specific environmental impact reports or other environmental documents.
- 3. General Plan Amendment No. 1119 is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that GPA No. 1119, on its own, may have a significant effect on the environment. GPA No. 1119 allows the Board to consider an alternative Level of Service (LOS) target for a project when an EIR has been completed for that particular project when considering and balancing the particular project as a whole. Nothing is automatic or as a matter of right under GPA No. 1119. Neither the current language of General Plan Policy C.2.1, nor the proposed language to be added by GPA No. 1119, uses mandatory terms. In fact, both use the term "allowed" and therefore, recognize flexibility in the policy. On its own, GPA No. 1119 has no effect on the environment.

GPA No. 1119 does not commit Riverside County to any particular course of action regarding future development projects that may affect the environment, nor does it authorize any future development project to deviate as a matter of right from the County's existing General Plan LOS targets. Similarly, the GPA No. 1119 will not create the need for future projects. Future projects may fall within the current General Plan LOS targets, or future projects may adopt statements of overriding considerations for traffic impacts under CEQA – at which point the Board of Supervisors may allow (or disallow) the project to proceed notwithstanding adverse traffic impacts relative to the LOS C target. When the County makes decisions on development projects in the future, the County will have to review the potential environmental impacts of such projects.

There is no specific development application associated with GPA No. 1119 and it does not commit the County to any development. To perform any environmental analysis at this early stage would require the County to speculate as to what roads might be involved, what type of development or use might be proposed, and what impacts a future development project might have on current General Plan LOS targets. "An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR." *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d. 185, 193. Under these circumstances, environmental analysis at this time would be premature and meaningless.

Before development occurs on any particular site, all environmental issues will be analyzed in site-specific environmental impact reports or other environmental documents. State CEQA Guidelines section 15004(b) provides: "Choosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs and negative declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment." "Determining whether a project qualifies for the common sense exemption need not necessarily be preceded by detailed or extensive fact finding. Evidence appropriate to the CEQA stage in issue is all that is required." *Muzzy Ranch Co. v. Solano County Airport Land Use Commission* (2007) 41 Cal.4th 372, 388.

plan and its policies has a "unique competence to interpret those policies when applying them in its adjudicatory capacity." Napa Citizens for Honest Government, 91 Cal.App.4th at 386. (See also Eureka Citizens For Responsible Government v. City of Eureka (2007) 147 Cal.App.4th 357, 374-75.)

To manage future transportation and transit projects, including securing available public financing for such projects, the General Plan is proposed to be amended to clarify and restore the County's flexibility to consider and apply its intersection congestion level policy in the context of a full range of General Plan policies and an informed analysis of the relative benefits, impacts and costs of future plans, programs and projects. The proposed amendment to Policy C 2.1 assures that no new exception to the LOS "C" performance for intersections can occur unless there is a full environmental analysis under CEQA of the plan, program or project that could result in a reduced LOS.

I. <u>The Transportation Department recommends that the Planning Commission recommends the following actions to the Board of Supervisors:</u>

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1119 based upon the findings as incorporated in the staff report and pending final adoption of a resolution by the Board of Supervisors; and

FIND GENERAL PLAN AMENDMENT NO. 1119 EXEMPT FROM CEQA pursuant to CEQA Guidelines section 15061(b)(3) because, as explained in greater detail below it can be seen with certainty that there is no possibility GPA No. 1119, on it own, mah have a significant effect on the environment.

II. The Transportation Department recommends that the Planning Commission:

ADOPT Planning Commission Resolution 2013-002 recommending adoption of General Plan Amendment No.1119 based on the staff report and the findings and conclusions stated therein.

General Plan administrative element findings:

The County's General Plan and Ordinance No. 348 set forth findings that must be made for the approval of a general plan amendment. The Administration Element of the General Plan and Ordinance No. 348 explain that there are four categories of amendments: Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing. General Plan Amendment No. 1119 falls into the Entitlement/Policy category, because it involves changes in a General Plan policy that does not change the Riverside County Vision, Foundation Component, or a General Plan Principal.

A Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings listed below and any one or more of the subsequent findings listed below:

- (a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- (b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- (c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

- (d) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- (e) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- (f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- (g) An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

Consideration Analysis:

First Required Finding: The first required finding explains that the General Plan Amendment No. 1119 must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

- A. General Plan Amendment No. 1119 does not conflict with:
 - (1) The Riverside County Vision.

The objectives of the Riverside County Vision contained in Chapter 2 of the General Plan, especially those that are related to Transportation, will not be changed by the proposed amendment and will continue to be considered under the amended policy.

(2) Any General Plan Principle.

The General Plan Principles identified in Appendix B of the General Plan will not be changed by the proposed amendment and will continue to be considered under the amended policy.

(3) Any Foundation Component designation in the General Plan.

The proposed policy will not change any Foundation Component designation in the General Plan and it does not conflict with any Foundation Component designation.

Second Required Finding: The second required finding explains that General Plan Amendment No. 1119 must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

General Plan Amendment No. 1119, on it own, does not authorize or approve any project or activity that would result in a physical change to the environment. Additionally, the County has in the past balanced its general plan policies, and in adopting this amendment is clarifying and restoring the County's existing General Plan interpretative practice and is not implementing any change in County practice that would result in any adverse effects on the purposes of the General Plan. Therefore, the proposed General Plan Amendment will not be detrimental to the achievement of the purposes of the General Plan.

Third Required Finding: In addition to the two above findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for General Plan Amendment No. 1119 is:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The County has consistently applied its General Plan LOS policies to allow projects for which an EIR was prepared to proceed, and this pattern of General Plan implementation flexibility is imbedded in the General Plan EIR and further analyzed and documented by project-level EIRs. GPA No. 1119 simply restores the County's practice of allowing for deviations from the General Plan LOS targets for projects accompanied by an EIR, thereby assuring that there is "no possibility" that the Proposed GPA will result in any physical effect on the environment without CEQA compliance.

CONCLUSIONS:

- The proposed General Plan Amendment will not include a change or conflict with the Riverside County Vision.
- 2. The proposed General Plan Amendment will not include a change or conflict with any General Plan Principle.
- 3. The proposed General Plan Amendment will not include a change or conflict with any General Plan Foundation Component.
- 4. The proposed General Plan Amendment will not include a change or conflict with any Foundation Component designation in the General Plan.
- 5. The adoption of the proposed General Plan Amendment will not adversely impact the environment. It can be seen with certainty that there is no possibility GPA No. 1119, on its own, may have a significant effect on the environment.

INFORMATIONAL ITEMS:

- 1. As of this writing, three (3) tribal responses to SB 18 notification have been received for General Plan Amendment No. 1119 since its initiation. Five (5) letters of opposition from three (3) different parties were received prior to the prior to the initiation of General Plan Amendment No. 1119 and were included in the presentation of the General Plan Initiation Procedure (GPIP) to the Planning Commission and Board of Supervisors. No written comments have been received that have altered staff's recommendation to adopt the proposed amendment.
- 2. Attachments Included:
 - a. Notice of Exemption
 - b. Public Comments

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

Planning Commission County of Riverside

RESOLUTION 2013-002

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 1119

28

1

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on December 4, 2013, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act ("CEQA") and the Riverside County Rules to Implement the Act have been met and the environmental documents prepared or relied on are sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 4, 2013, that it has reviewed and considered General Plan Amendment No. 1119 and recommends the following based on the staff report and the findings and conclusions stated therein:

CONSIDERATION of the facts supporting a finding of exemption from CEQA and making a finding that General Plan Amendment No. 1119 is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3);

ADOPTION of General Plan Amendment No. 1119.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2013-007

October 03, 2013

[VIA EMAIL TO:ktsang@rctlma.org] Riverside County Mr. Kevin Tsang

Re: General Plan Amendment No. 1119

Dear Mr. Kevin Tsang,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the General Plan Amendment 1119 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at ptuck@aguacaliente.net.

Cordially,

Pattie Garcia

Director

Tribal Historic Preservation Office

PL 62-72

AGUA CALIENTE BAND

OF CAHUILLA INDIANS



PECHANGA CULTURAL RESOURCES

Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593 Telephone (951) 308-9295 • Fax (951) 506-9491

August 9, 2013

Chairperson: Mary Bear Magee

Vice Chairperson: Darlene Miranda

Committee Members: Evie Gerber Bridgett Barcello Maxwell Richard B. Scearce, III Germaine Arenas

Director: Gary DuBois

Coordinator: Paul Macarro

Cultural Analyst: Anna Hoover

VIA E-MAIL and USPS

Mr. Kevin Tsang Project Planner County of Riverside Transportation Department 4080 Lemon St. 8th Floor Riverside, Ca 92502-1090

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the General Plan Amendment 1119

Dear Mr. Tsang:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by County of Riverside dated July 15, 2013. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with County under SB 18 and we may request additional consultation, which may include a face-to-face meeting.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including draft circulation element policy document, environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, tóota yixélval (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to western Riverside County. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

Pechanga Comment Letter to the County of Riverside Re: Pechanga Tribe Request for SB 18 Consultation RE GPA 1119 August 9, 2013 Page 2

The Pechanga Tribe understands that the purpose of the County-initiated amendment is to amend the language of Circulation Element Policy C 2.1 in order to clarify that the Riverside County Board of Supervisors may exercise its discretion to interpret the Riverside County General Plan policies. We further understand that no development, improvements or new general plan roads are proposed at this time. Because of our extensive history working with various types of construction projects throughout our traditional territory, the Tribe is concerned that any future proposed roads or improvements to the existing roads that may be associated with this Circulation Element policy update could impact both surface and subsurface cultural resources. Therefore, the Tribe reserves its right to further comment on the proposed circulation element update, including if the County proceeds with any updates or additions to the proposed policy changes. We further request to be notified regarding any future General Plan Circulation Element updates.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with County of Riverside on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov should you have any comments or concerns. Thank you.

Sincerely

Tuba Ebru Ozdil Planning Specialist

cc: Pechanga Office of the General Counsel

STATE OF CALIFORNIA

Edmind G. Brown, Jr. Governor

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100 West Secramento, CA 95691 (916) 373-3715 Fax (916) 373-5471 Web Site www.nahc.ca.gov Ds_nahc@pacbell.net



July 11, 2013

Mr. Kevin Tsang, Planner

Riverside County Transportation Department

P.O. Box 1090 Riverside, CA 92502-1090

Sent by FAX to

951-955-0049

No. of Pages:

3

RE: Native American Consultation pursuant to California Government Code Sections 65351, 65352.3,, 65562.5 et seq. for the proposed "General Plan Amendment GPA No. 1119, Amend Circulation Element Policy C2.1;" located county-wide; Riverside County, California.

Dear Mr. Tsang

Government Code Sections 65351, 65352.3, 65562.5, et seq. requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting and/or mitigating impacts to cultural places. The Native American Heritage Commission (NAHC) is the state 'agency with responsibilities for Native American cultural resources.

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites. Note that the NAHC does NOT APPROVE General or Specific Plan; rather, it provides a list of tribal governments with which local jurisdictions must consult concerning any proposed impact to cultural resources as a result of the proposed action.

An NAHC Sacred Lands File search was not conducted. As part of the consultation process, the NAHC recommends that local governments and project developers contact the tribal governments and individuals to determine if any cultural places might be impacted by the proposed action. Also, the absence of specific site information in the sacred lands file does not preclude their existence. Other sources of cultural resources should also be

contacted for information regarding known and recorded sites.

Attached is a consultation list of tribal governments with traditional lands or cultural places located in the vicinity of the Project Area (APE). The tribal entities on the list are for your guidance for government-to-government consultation purposes.

A Native American tribe or individual may be the only source of the presence of traditional cultural places. For that reason, a list of Native American Contacts is enclosed as they may have knowledge of cultural resources and about potential impact, if any, of the proposed project.

If you have any questions, please contact me at (916) 373-3715.

Best regards,

Dave Singleton Program Analyst

Attachment

California Tribal Government Consultation List Riverside County July 11, 2013

Parker

Cabazon Band of Mission Indians Doug Welmas, Chairperson

84-245 Indio Springs Parkway Cahuilla

, CA 92203-3499 Indio

(760) 342-2593

Ramona Band of Cahuilla Mission Indians

Joseph Hamilton, Chairman

P.O. Box 391670

Cahuilla

. CA 92539 Anza admin@ramonatribe.com

(951) 763-4105

Santa Rosa Band of Mission Indians

John Marcus, Chairman

P.O. Box 391820

26600 Mojave Road

, CA 92539 Anza

Colorado River Indian Tribe

crit.museum@vahoo.com

(928) 669-9211-Tribal Office (928) 669-8970 ext 21

(951) 659-2700 (951) 659-2228 Fax

Soboba Band of Mission Indians

Rosemary Morillo, Chairperson; Attn: Carrie Garcia

P.O. Box 487

Luiseno

San Jacinto , CA 92581 carrieq@soboba-nsn.gov

(951) 654-2765

Augustine Band of Cahuilla Mission Indians

Wayne Patch, Sr., Chairman; Ginger Scott, Museum

, AZ 85344

Mojave

Cahuilla

Chemehuevi

Mary Ann Green, Chairperson

P.O. Box 846

Cahuilla

, CA 92236 Coachella

(760) 398-4722

Torres-Martinez Desert Cahuilla Indians

Mary Resvaloso, Chairperson

PO Box 1160

Cahuilla

, CA 92274 Thermal mresvaloso@torresmartinez.

(760) 397-0300

Agua Caliente Band of Cahuilla Indians

Jeff Grubbe, Chairperson

5401 Dinah Shore Drive Cahuilla

Palm Springs , CA 92262 lfreogoz@aguacaliente-nsn.gov

(760) 325-3400

Twenty-Nine Palms Band of Mission Indians

Darrell Mike, Chairperson

46-200 Harrison Place

- CA 92236 Coachella

Chemehuevi

lthomas@29palmsbomi-nsi.gov

760-863-2444

Morongo Band of Mission Indians

Robert Martin, Chairperson

12700 Pumarra Rroad

Cahuilla Serrano

, CA 92220 Banning

(951) 849-8807

(951) 755-5200

This list is current only as of the date of this document.

Distribution of this list tices not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4. et eaq.

California Tribal Government Consultation List Riverside County July 11, 2013

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula CA 92593
(951) 770-6100
hlaibach@pechanga-nsn.gov

Agua Caliente Band of Cahuilla Indians THPO
Patricia Garcia, Tribal Historic Perservation Officer
5401 Dinah Shore Drive Cahuilla
Palm Springs , CA 92264
ptuck@augacaliente-nsn.gov
(760) 699-6907

Cahuilla Band of Indians
Luther Salgado, Chairperson
PO Box 391760 Cahuilla
Anza CA 92539
tribalcouncil@cahuilla.net
915-763-5549

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65382.4. et zeq.

Endangered Habitats League

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



May 11, 2013

VIA ELECTRONIC MAIL ONLY

The Hon John Benoit, Chair Board of Supervisors Riverside County 4080 Lemon St., 5th Floor Riverside, CA 92501

RE: Item 15-1 (May 14, 2013): General Plan Amendment 1119 – **OPPOSITION TO INITIATION**

Dear Chairman Benoit and Board Members:

The Endangered Habitats League (EHL) opposes the initiation of GPA 1119. This amendment would change the Riverside County General Plan Circulation Element Policy C 2.1 to include language negating the current "Level of Service C" standard for County roads by making it entirely optional. Specifically, the amended Plan would state that "[o]ther levels of service may be allowed by the Board of Supervisors for a plan, program or project for which an Environmental Impact Report, or equivalent, has been completed, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects." The staff report does not state how the County will adhere to the California Environmental Quality Act with respect to this major change. Moreover, not only is departure from an objective performance standard ill-advised planning because it will result in massive congestion, but the requisite General Plan findings supporting this change cannot be made.

As an initial matter, EHL does not believe that the proposed amendment is merely a "clarification." As it exists now, Policy C 2.1 requires that "LOS 'C' along all County maintained roads and conventional state highways shall be "maintain[ed]." This unambiguous language is followed by specifically drawn exceptions for community development areas and designated community centers. State law requires consistent adherence to unambiguous and mandatory language contained in the policies of a General Plan. (See Endangered Habitats League v. County of Orange (2005) 131 Cal.App.4th 777 ["[General Plan] consistency requires more than incantation, and a county cannot articulate a policy in its general plan and then approve a conflicting project"].) Indeed, the Court of Appeal in Endangered Habitats League found that a policy requiring adherence to traffic level of service standards calculated by a defined methodology to be binding on the County in considering all development projects. The nearly identical Riverside County policy proposed to be amended here is similarly binding.

The proposed change would make this mandatory policy merely optional. This change is a critically important one and potentially far-reaching in its impacts. The County would now be free effectively to disregard the resulting added congestion on county roads in considering major traffic generating projects. The cumulative impacts on traffic, air quality and GHG emissions resulting from this loosening of LOS standards would be significant not only in the CEQA sense, but also for the quality of life for every current and future County resident. Before the County adopts such a far-reaching change in its land use approval policies, it must prepare an Environmental Impact Report (EIR) analyzing its impacts. (See No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68 [if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR].)

Because this change is potentially so far reaching, the findings required to amend the Plan at this juncture cannot be supported. For example, the Vision comprising the core of the County General Plan recognizes that "[t]he land use/transportation connection is a key part of the development process." The proposed amendment, by contrast, would sever this connection. Similarly, the Principles recognize that the "[p]rovision of mobility to an expanding population requires the integration of land use and transportation." The proposed amendment does the exact opposite: Its effect is *not* to require the integration of land use and transportation.

Nor can it be said with a straight face that the proposed amendment "will not be detrimental to the achievement of the purposes of the General Plan." In so concluding, the Staff Report asserts, in essence, will not result in any changes to the County's approval process. But if that were true, why make the change at all? On its face, the amendment operates to free the County from a self-imposed development constraint intended to maintain adequate mobility for residents and businesses. To the extent adequate mobility is a General Plan purpose, the amendment a fortiori is detrimental to it.

Finally, the County is required to find that "[s]pecial circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The Staff Report mentions no such circumstances, instead stating cryptically that "[u]nanticipated circumstances have arisen that could prevent the County's interpretive practice with respect to this policy." What "unanticipated circumstances?" The Report does not say. This is not the substantial evidence needed to support a required finding.

Aside from these legal inadequacies, the proposed change makes no substantive sense. Riverside County already has among the nation's worst jobs/housing imbalance, the worst congestion, and the longest commutes in the entire nation. The Lincoln Land Institute estimated U.S. GHG emissions from the transportation sector (Brown et al. 2008) and ranked the Riverside-San Bernardino-Ontario metropolitan area near the bottom—number 92 out of the 100 U.S. metro areas in terms of the highest GHG emissions per capita from transportation (1.89 metric tons per person in the Inland Empire versus 1.30 for the 100-metro average). These high GHG emissions from light duty autos are reflective of a transportation infrastructure system that is already

overburdened, and likely to be literally overwhelmed by development capacity *already* built into the County's and adjacent cities' general plans.

The existing level of service standard is not optimal. It tends to measure mere car "throughput" rather than multi-modal access or transportation efficiency. But it is an objectively derived standard, and for that reason provides at the very least an early warning that added development may reduce the quality of life for residents. And because it is an objective standard, it helps promote fairness and objectivity in determining which projects move forward. Without it, decision-makers will be more likely to approve "just this one project," kicking the can down the road on the need to address critical transportation infrastructure shortfalls until it is too late.

That is bad news for the people and businesses of Riverside County. The County already has the 7th worst commute in the nation for areas under 3 million people. Residents already waste 33 million gallons of gas and 39 million hours stuck in traffic annually. In this context, unhinging land development approvals from objectively derived measures of the transportation system's ability to accommodate this growth, as this amendment would do, is the very height of irresponsibility.

Instead of wholesale abandonment of Level of Service meaningful standards, EHL suggests that the County engage in a comprehensive, long-term planning process aimed at identifying potential infrastructure bottlenecks and tailoring its growth policies accordingly. Where exceptions are merited based on sound planning principles, such as encouraging, denser, more multi-modal communities, exceptions can be made *as part of this comprehensive planning process*. In this way, substantial growth can be accommodated without throwing the quality of life of County residents under the bus.

Thank you for considering EHL's views.

Yours truly,

Dan Silver, MD Executive Director

¹ See Riverside County Transportation Commission Transportation and Logistics Summit presentation dated April 15, 2011 (http://tlsummit.org/Projects%20in%20the%20Pipeline%20Workshop.pdf.)

Letter in Opposition to GPA 1119

Honorable Supervisors:

As Vice President of Rural Residents and Friends, I would like to express our great concern regarding GPA 1119. While we appreciate the efforts of the County in helping streamline the development process, we do not understand "lowering the bar" for traffic impacts in future development.

The General Plan and Vision statements of Riverside County envision a "higher bar" in building a place where people and businesses want to move, not the reverse.

As concerned citizens, the "Los Angelization" of our beautiful and unique County seems to be the direction here, and we ask that our leaders and elected officials listen to and respect the General Plan and all of it's virtues.

We respectfully ask that this letter be included in the public record.

Thank you,

Rick Croy

Rural Residents and Friends

"People for Balanced Growth"

Randy Williams

January 15, 2013

Riverside County Planning Commission County of Riverside 4080 Lemon St., 9th Floor Riverside, CA 92501

RE: Item 2.2 (January 16, 2013): General Plan Amendment 1119

Dear Chair and Commission Members:

As someone who would like to see more development come to Riverside County, I believe this amendment has far more negative impacts than good ones. If you want to attract better development and raise the socioeconomics of the County, this amendment is counter-productive to that objective. It may have a short term gain but will clearly insure a long term loss that will be irreparable.

Congestion and lower development standards have never increased community wealth or higher standards of living. They do just the opposite. Please do not have millions of people looking back years from now on this amendment as a reason why Riverside County failed to reach its potential.

Sincerely,

Randy Williams

VIA FACSIMILE AND ELECTRONIC MAIL

Riverside County Planning Commission County of Riverside 4080 Lemon St., 9th Floor Riverside, CA 92501

RE: Item 2.2 (January 16, 2013): General Plan Amendment 1119 – *OPPOSITION*

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) opposes this proposed GPA. GPA 1119 would initiate the amendment of Riverside County General Plan Circulation Element Policy C 2.1 to include language negating the current "Level of Service C" standard for County roads by making it entirely optional. Specifically, the amended Plan would state that "[o]ther levels of service may be allowed by the Board of Supervisors for a plan, program or project for which an Environmental Impact Report, or equivalent, has been completed, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects." The Commission staff report does not state how the County will adhere to the California Environmental Quality Act with respect to this major change. Moreover, not only is departure from an objective performance standard ill-advised planning because it will result in massive congestion, but the requisite General Plan findings supporting this change cannot be made.

As an initial matter, EHL does not believe that the proposed amendment is merely a "clarification," as the Commission Staff report would have us believe. As it exists now, Policy C 2.1 requires that "LOS 'C' along all County maintained roads and conventional state highways shall be "maintain[ed]." This unambiguous language is followed by specifically drawn exceptions for community development areas and designated community centers. State law requires consistent adherence to unambiguous and mandatory language contained in the policies of a General Plan. (See Endangered Habitats League v. County of Orange (2005) 131 Cal.App.4th 777 ["[General Plan] consistency requires more than incantation, and a county cannot articulate a policy in its general plan and then approve a conflicting project"].) Indeed, the Court of Appeal in Endangered Habitats League found that a policy requiring adherence to traffic level of service standards calculated by a defined methodology to be binding on the County in considering all development projects. The nearly identical Riverside County policy proposed to be amended here is similarly binding.

The proposed change would make this mandatory policy merely optional. This change is a critically important one and potentially far-reaching in its impacts. The County would now be free effectively to disregard the resulting added congestion on county roads in considering major traffic generating projects. The cumulative impacts on traffic, air quality and GHG emissions resulting from this loosening of LOS standards would be significant not only in the CEQA sense, but also for the quality of life for every current and future County resident. Before the County adopts such a far-reaching change in its land use approval policies, it must prepare an Environmental Impact Report (EIR) analyzing its impacts. (See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68 [if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR].)

Because this change is potentially so far reaching, the findings required to amend the Plan at this juncture cannot be supported. For example, the Vision comprising the core of the County General Plan recognizes that "[t]he land use/transportation connection is a key part of the development process." The proposed amendment, by contrast, would sever this connection. Similarly, the Principles recognize that the "[p]rovision of mobility to an expanding population requires the integration of land use and transportation." The proposed amendment does the exact opposite: Its effect is *not* to require the integration of land use and transportation.

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Aside from these legal inadequacies, the proposed change makes no substantive sense. Riverside County already has among the nation's worst jobs/housing imbalance, the worst congestion, and the longest commutes in the entire nation. The Lincoln Land Institute estimated U.S. GHG emissions from the transportation sector (Brown et al. 2008) and ranked the Riverside-San Bernardino-Ontario metropolitan area near the bottom—number 92 out of the 100 U.S. metro areas in terms of the highest GHG emissions per capita from transportation (1.89 metric tons per person in the Inland Empire versus 1.30 for the 100-metro average). These high GHG emissions from light duty autos are reflective of a transportation infrastructure system that is *already*

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That is bad news for the people and businesses of Riverside County. The County *already* has the 7th worst commute in the nation for areas under 3 million people. Residents *already* waste 33 million gallons of gas and 39 million hours stuck in traffic annually. In this context, unhinging land development approvals from objectively derived measures of the transportation system's ability to accommodate this growth, as this amendment would do, is the very height of irresponsibility.

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Thank you for considering EHL's views.

Yours truly,

Dan Silver, MD Executive Director

See Riverside County Transportation Commission Transportation and Logistics Summit presentation dated April 15, 2011 (http://tlsummit.org/Projects%20in%20the%20Pipeline%20Workshop.pdf.)

Dear Commissioners:

As Vice President of Rural Residents and Friends, I would like to express our great concern and opposition to GPA 1119. While we appreciate the efforts of the County in helping streamline the development process, we do not understand the further "lowering the bar" for traffic impacts in future development.

The General Plan and Vision statements of Riverside County envision a "higher bar" in building a place where people and businesses want to move, not the reverse.

As concerned citizens, the "Los Angelesation" of our beautiful and unique County seems to be the direction here, and we ask that our leaders and elected officials listen to and respect the General Plan and all of it's virtues.

I respectfully ask that this letter be included in the public record.

Rick Croy

Vice President, Rural Residents and Friends
"People for Balanced Growth"

Dan Silver Executive Director Endangered Habitats League 8424 Santa Monica Blvd, Suite A 592 Los Angeles, CA 90069-4267 Agua Caliente Band of Cahuilla Indians Jeff Grubbe, Chairperson 5401 Dinah Shore Dr Palm Springs, CA 92264

Pechanga Band of Mission Indians Mark Macarro, Chairperson P.O. Box 1477 Temecula, CA 92593 Rosemary Morillo, Chairperson Attn: Carrie Garcia Soboba Band of Mission Indians P. O. Box 487 San Jacinto, CA 92581

Mike Naggar & Associates Inc. 445 S. D Street Perris, CA 92570 Randy Williams 31S00 Scenic Hills Dr. Winchester, CA 92596

Kendall Holbrook Law Clerk Johnson & Sedlack 26785 Camino Seco Temecula, CA 92S90 Rick Croy 32065 Heather Lane Menifee, CA 92584 Agenda Item No.: 5 • 6 Area Plan: San Jacinto Valley Zoning Area: Ramona District

Supervisorial District: Third/Third

Project Planner: H. P. Kang Planning Commission: December 4, 2013 (Continued from July 17, 2013, August 21,

2013, September 18, 2013 and October 2,

2013, and November 6, 2013)

PLOT PLAN NO. 24928

Environmental Assessment No. 42443

Applicant: Verizon Wireless

Engineer/Representative: Randi Newton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The proposal also includes landscape buffer around the 900 square foot lease area. The landscape materials include eight (8) Afghan Pine trees and twelve (12) Red Kangaroo Paws around the 30 foot by 30 foot decorative six (6) foot high block wall. These landscape additions will further lessen the visual impact of the monopine wireless antenna.

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

ADDITIONAL INFORMATION:

At the November 6, 2013 Planning Commission meeting, Commissioner Petty requested a 3rd party RF engineer review of the proposed propagation map and the potential coverage for the area. Staff was directed to inform the applicant of such process and the applicant will be responsible financially. The applicant requested additional information as to the cost of such study and the necessary information the 3rd party RF engineer will need to assess the RF coverage. As of writing of this report, the 3rd party RF engineer was not retained nor a study completed.

On October 22, 2013, the applicant, RF engineer, and staff met at the project site and discussed the potential for alternative sites.

On October 2, 2013, Planning Commission discussed the items and requested a field meeting to analyze alternative site feasibility review. The item was continued to November 6, 2013 PC meeting to allow adequate time for offsite meeting by a vote of 5-0.

On September 18, 2013, the applicant requested a continuance to allow additional time to address the concerns of the Commission which required additional alternatives analysis along or closer to the commercial developments near Florida Avenue. The applicant requested that the project be continued to the regularly scheduled Planning Commission hearing date of October 2, 2013. The request was granted by the Planning Commission by a vote of 5-0.

PLOT PLAN NO. 24928

PC Staff Report: November 6, 2013

Page 2 of 4

On August 21, 2013, the Planning Commission, after reviewing the attached alternative site analysis in the staff report, requested that the applicant canvas the nearby commercial areas and exhaust all potential commercial sites prior to requesting the cell tower to be located adjacent to the residential zone area. The applicant was also requested to provide additional justifications and any additional supporting documents for their proposal. The item was continued to September 18, 2013.

On July 17, 2013, the item was presented to the Planning Commission for recommendation of Receive and File. At that meeting, the Planning Commissioner John Petty assumed jurisdiction and scheduled the item for a public hearing dated August 21, 2013. No one spoke on the item neither in favor nor in opposition.

Staff received three (3) calls in opposition and two (2) calls in neutral position for the proposed project. Additionally, Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north. Full explanation is in the attached Memorandum dated June 3, 2013.

SUMMARY OF FINDINGS:

1.	Existing	General	Plan	Land	Use:	
----	----------	---------	------	------	------	--

- 2. Surrounding General Plan Land Use:
- Existing Zoning:
- 4. Surrounding Zoning:
- 5. Existing Land Use:
- 6. Surrounding Land Use:
- 7. Project Data:
- 8. Environmental Concerns:

Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre)

Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north.

One Family Dwellings – (R-1)

Watercourse, Watershed & Conservation Areas – (W-1)

One Family Dwelling – (R-1) to the south Multi-Family Dwelling – (R-2) to the north and east

Light Agriculture - 5 Acre Minimum (A-1- 5) to the west

Vacant

Vacant to the south; and Single Family Residences to the west; and Multi-family residences to the north; and Little Lake Elementary School to the east.

Total Acreage: 6.11 acres

Existing Lease Area: 900 Square Feet See Attached Environmental Assessment

RECOMMENDATIONS:

PLOT PLAN NO. 24928

PC Staff Report: November 6, 2013

Page 3 of 4

<u>ADOPTION</u> of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVAL</u> of **PLOT PLAN NO. 24928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings , and in the attached environmental assessment, which is incorporated herein by reference.

- The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) on the San Jacinto Valley Area Plan which allows for development of single family detached residences. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
- 2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences in the area.
- 3. The project site is surrounded by properties which are Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north.
- 4. The zoning for the subject site is One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1).
- 5. The use, proposed a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna, approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site meets Article XIXg of the Ord. No. 348 regulating wireless communication facilities and regulating the height of structures in all zones and the development standards for wireless telecommunication facilities.
- 6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the south, Light Agriculture 5 Acre minimum lot size (A-1-5) to the west, and Multiple-Family Dwellings (R-2) to the east.
- 7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
- 8. Environmental Assessment No. 42443 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

PLOT PLAN NO. 24928

PC Staff Report: November 6, 2013

Page 4 of 4

- The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 DU Per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is conditionally compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

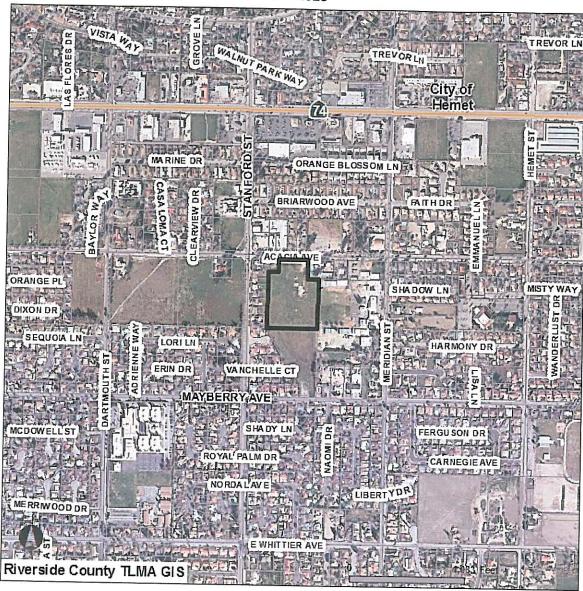
INFORMATIONAL ITEMS:

- 1. As of this writing, one request for hearing was received.
- 2. The project site is <u>not</u> located within:
 - a. A Flood Zone:
 - b. A County Service Area;
 - c. A City Sphere of Influence:
 - d. A Subsidence Area:
 - e. A High Fire Area; or,
 - f. An Airport Influence Area.
- The project site is located within:
 - a. A Liquefaction area;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A Fault Zone; and,
 - d. The Boundaries of the Hemet Unified School District.
- 4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

HK: hk

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Date Prepared: 03/26/13 Date Revised: 03/26/13



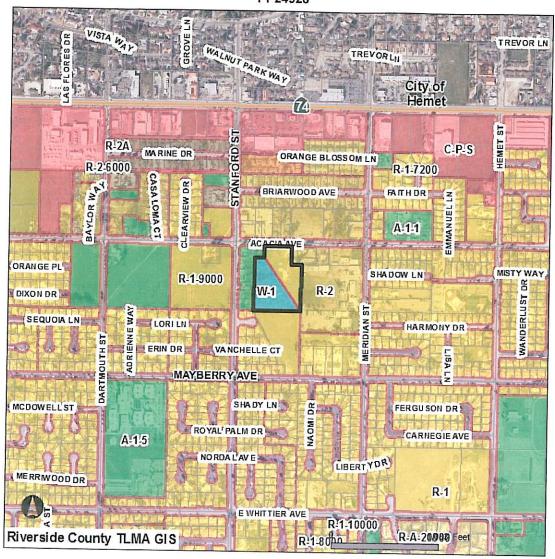
Selected parcel(s): 449-080-001

SELECTED PARCEL CASE INTERSTATES HIGHWAYS PARCELS CITY

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Mar 26 14:07:43 2013



Selected parcel(s): 449-080-001

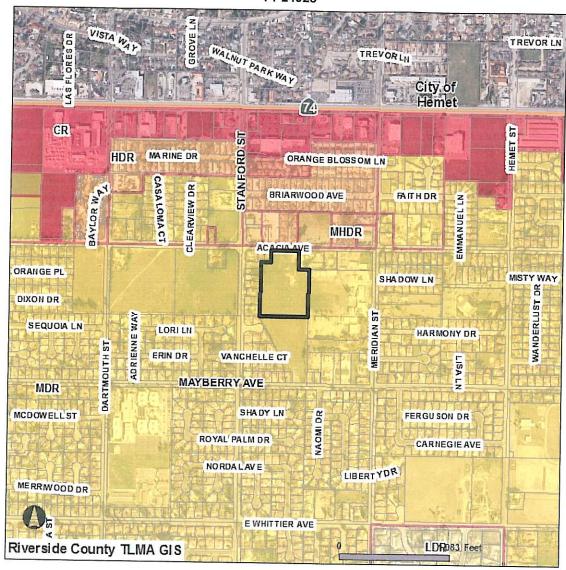
ZONING



IMPORTANT

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REPORT PRINTED ON...Tue Mar 26 14:11:09 2013



Selected parcel(s): 449-080-001

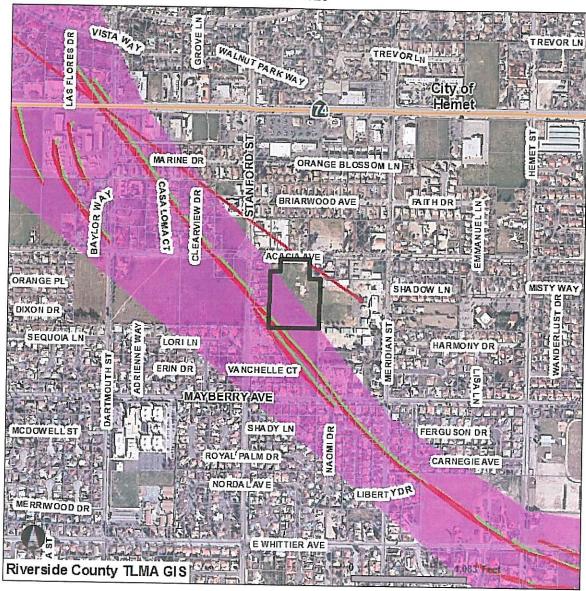
LAND USE

	LAN	ID 09E	
SELECTED PARCEL	✓ INTERSTATES	✓ HIGHWAYS	CITY
PARCELS	CR - COMMERCIAL RETAIL	HDR - HIGH DENSITY RESIDENTIAL	LDR - LOW DENSITY
MDR - MEDIUM DENSITY RESIDENTIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL	VHDR - VERY HIGH DENSITY RESIDENTIAL	The way to the second of the s

IMPORTANT

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Selected parcel(s): 449-080-001

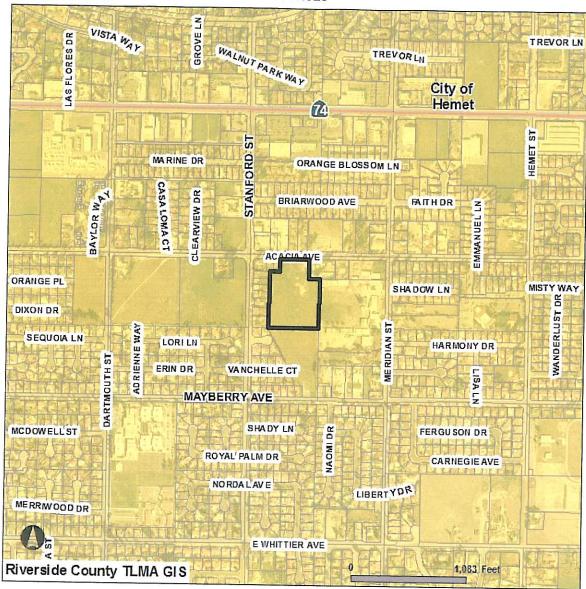
FAULT ZONES

		TOLL LONEO	
SELECTED PARCEL	✓ INTERSTATES	✓ HIGHWAYS	PARCELS
SAN JACINTO FAULT ZONE	CITY		

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Mar 26 14:11:48 2013



Selected parcel(s): 449-080-001

LIQUEFACTION

SELECTED PARCEL	✓ INTERSTATES	✓ HIGHWAYS	CITY
PARCELS	Moderate		

IMPORTANT

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REPORT PRINTED ON...Tue Mar 26 14:13:10 2013



Selected parcel(s): 449-080-001

FLOOD ZONES

SELECTED PARCEL	✓ INTERSTATES	✓ HIGHWAYS	CITY
PARCELS	FLOOD ZONES	,	L

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Mar 26 14:14:22 2013



15505 SAND CANYON AVENUE IRVINE, CALIFORNIA 92618 BUILDING D, 1ST FLOOR

LARKSPUR

HEMET, CALIFORNIA 92544 41825 ACACIA AVENUE PP24928

: =DATE: === DESCRIPTION: ==

CONSTRUCTION

JED FOR:

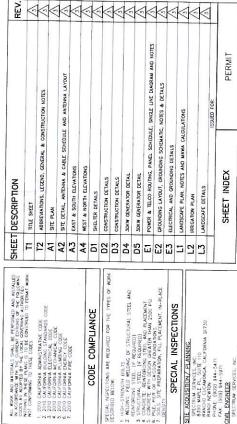
41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

RENT ISSUE DATE: 03/15/13

WeiniZon Wireless

DECT INFORMATION

LARKSPUR



SPECIAL INSPECTIONS

AANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUNDAN HABITATION, HANDICAPPED ACCESS NOT REQUIRED.

COUNTY OF RIVERSIDE

JURISDICTION:

449-080-031

SPECTIVA SERVICE, INC.
3390 AARLE PL. SUITE 110
RANGO UCINADONICA. CALIFORNIA 5172
RANGO KEWTON
PHONE: (509) 944-5471
FAX. (509) 944-5471
CWIL. ENQUINERS SITE ACQUISITION / PLANNING

SPECTRUM SERVICES, INC. 8905 W POST RD., SUITE 100 LAS VEGAS, NEVADA 89148 PHORE 1700N PHOWE: (702) 367-7705 FAX: (702) 367-8733 STRUCTURAL ENGINEER:

SERVICES, INC 8390 MABLE PLACE, SUITE 110 RANCHO CUCAUDIGA, CA 91730 PH. (866) 515–3358 FAX (866) 515–3359

SPECTHUM

LANDSCAPE REVISION

1/19/12 100% CONSTRUCT

CLENT REMSION

REGISTORY PROFESSION ASSESSION ASSES

OF CALIFORNIA

Esp. 09/30/13

MAR 15 2013

EET TILE:

TITLE SHEET

SIGNATORE	DATE
RF ENGINEER	
REAL ESTATE	
PROPERTY OWNER	
ZONING APPROVAL	
CONSTRUCTION DIRECTOR	
ADDITIONAL APPROVAL	

ELECTRICAL ENGINEER.

881 W. CHARLESTON BUNLEWROL, SUITE AS YCCAS, NEWAA 8917
DETEK G. STEVINERG.
PHONE: (702) 815-1852

SHEET	SHEET INDEX	PERMIT
TILE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		

CASE: PP24928 DATE: 03/15/13 EXHIBIT: A

- INSTALLATION OF (12) VERIZON WRELESS PANEL ANTENNAS AT A 58' CENTERLINE MOUNTED ON A NEW 65' MONOPINE
 - · INSTALLATION OF A VERIZON WRELESS PARABOLIC ANTERNA

APPLICANT/AFRZON WIRELESS
15505 SAMD CANTON AVENUE
BUILDING D. 1ST ROOM
RYNE. CALLICRAIN 92618
(949) 286–7000

- . INSTALLATION OF A VERIZON WIRELESS 11"-6" X 16" EQUIPMENT SHELTER
 - · INSTALLATION OF (2) VERIZON WRELESS GPS ANTENNAS . INSTALLATION OF A VERIZON WIRELESS 6" BLOCK WALL

1. 2010 CALIFORNIA ADMANSTRATIVE CODE 2010 CALIFORNIA BULLING STRAMANDS CODE 3. 2010 CALIFORNIA BULCHORIA CODE 2. 2010 CALIFORNIA BUCHARIAC CODE 3. 2010 CALIFORNIA BUCHARIAC CODE 2. 2010 CALIFORNIA BURGANCO CODE 7. 2010 CALIFORNIA BURGANCO

CODE COMPLIANCE

- · INSTALLATION OF A VERIZON WRELESS 4" WIDE SOUD METAL GATE
- . INSTALLATION OF A VERIZON WIRELESS SIKW GENERATOR MOUNTED ON A NEW 5" X B" CONCRETE SPILL CONTAINMENT PAD

PROPERTY INFORMATION

PHONE: AREA OF CONSTRUCTION: CONSTRUCTION TYPE:

OCCUPANCY TYPE: CURRENT ZONING:

- . COAMAL CABLE RUNS FROM RADIOS TO ANTENNAS

NEW TELEPHONE CONDUIT RUN TO CABINETS
 NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



THOMAS BROTHER RIVERSIDE COUNTY GUIDE BOOK (2011) PAGE 811, GRID E7, F7

NORTH

VICINITY MAP

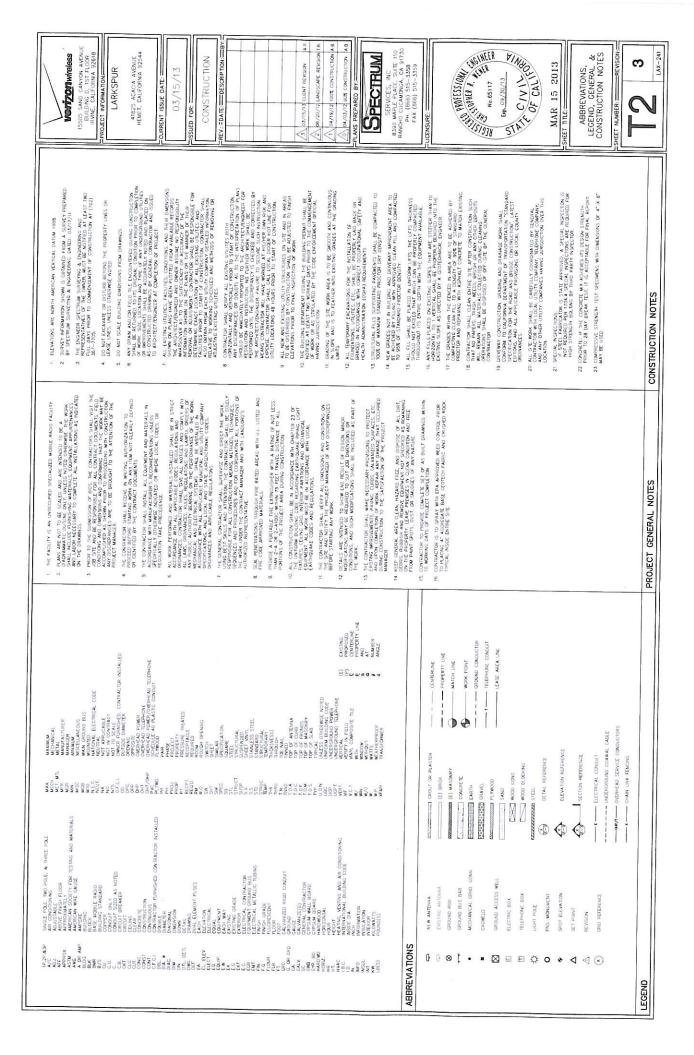
PROJECT SUMMARY

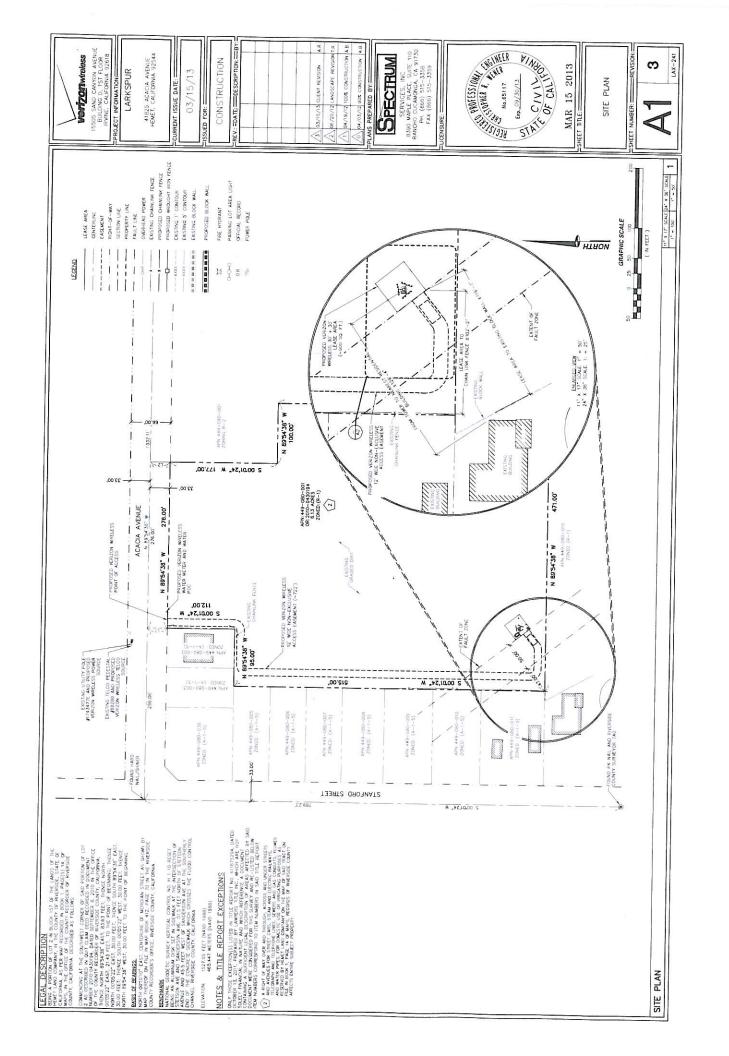
PROJECT TEAM

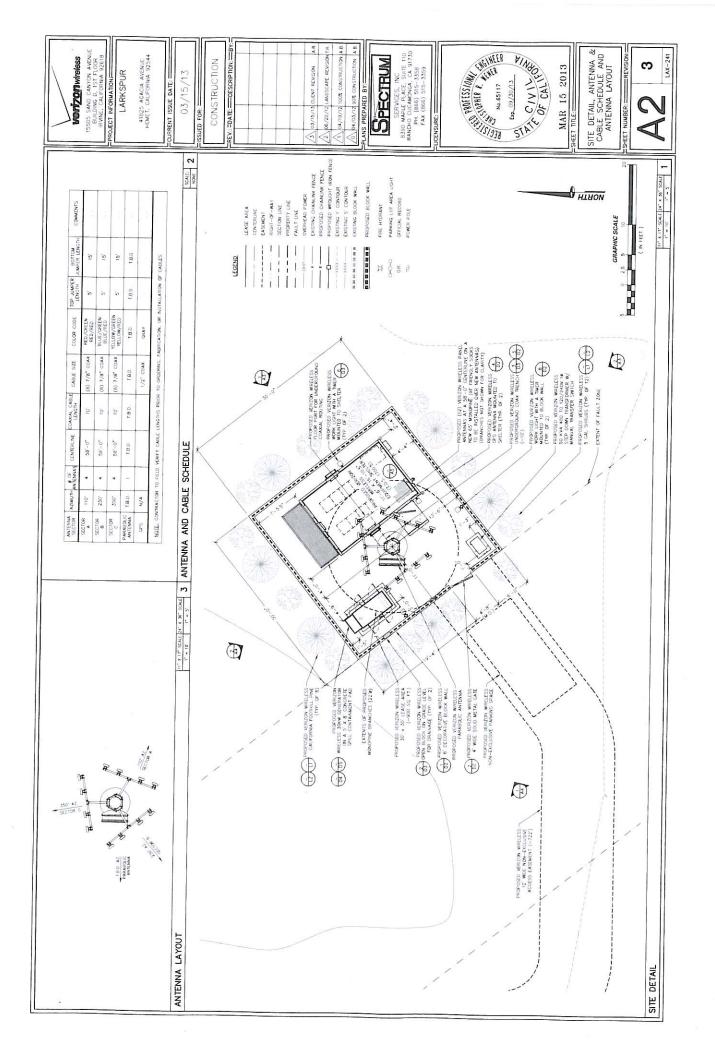
PLANNER: H. P. KANG

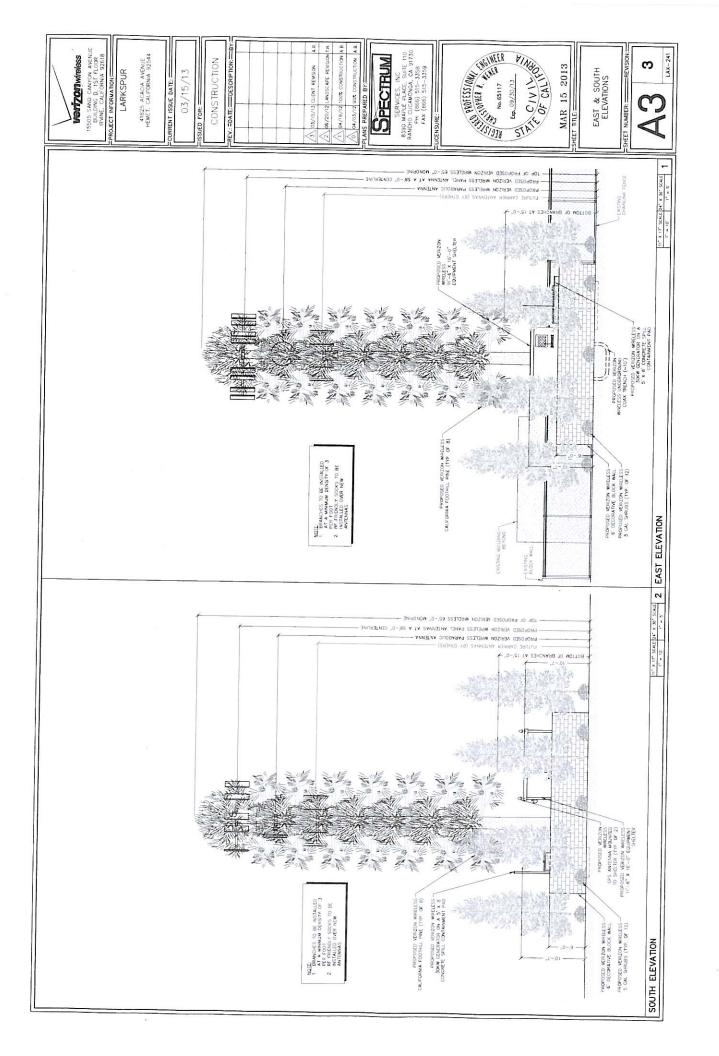
AX-241

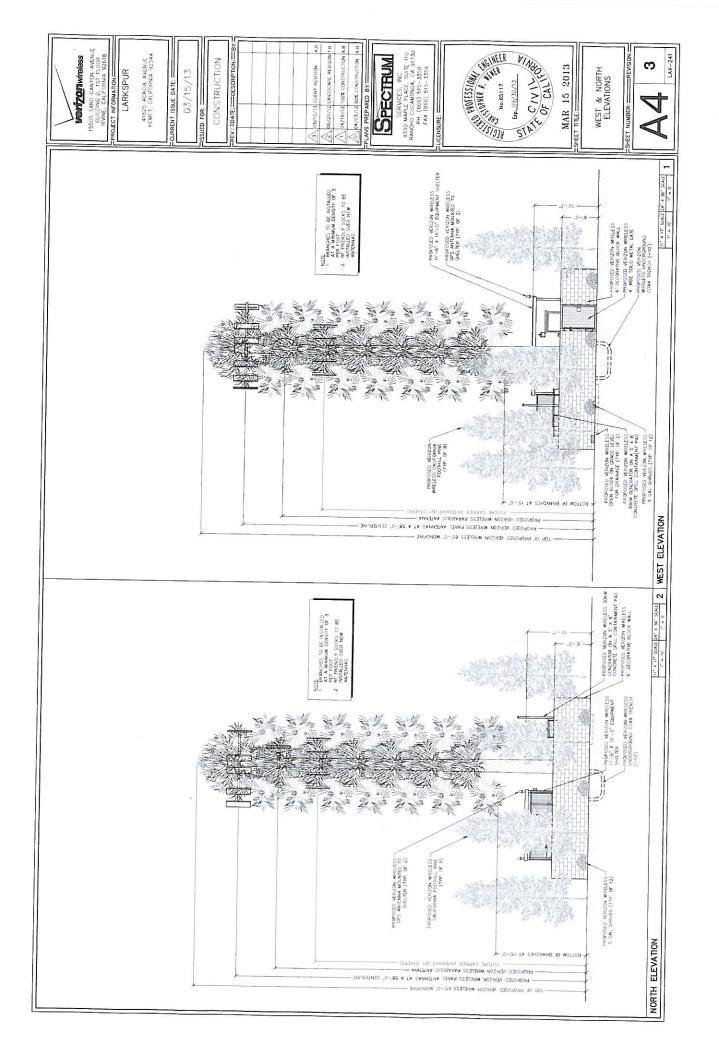
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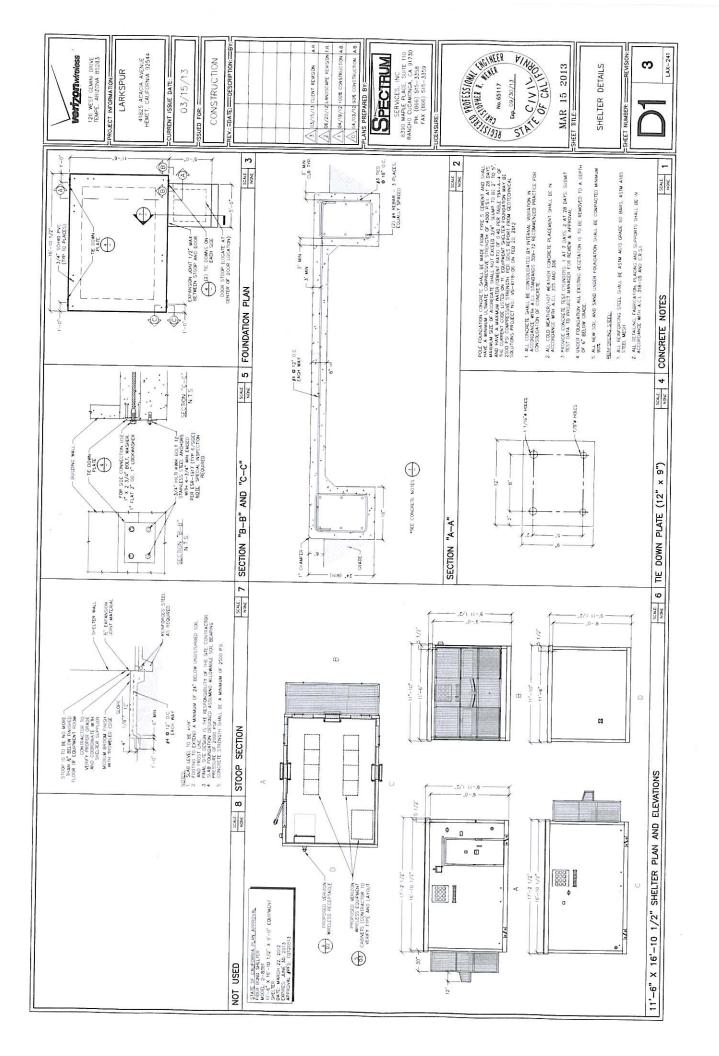


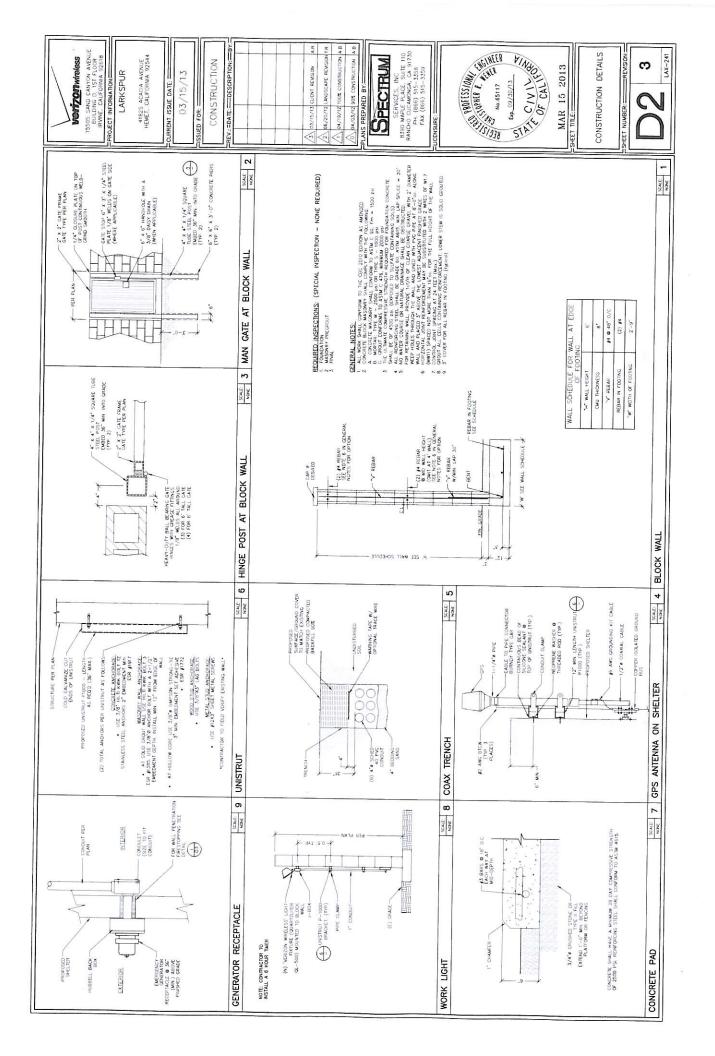


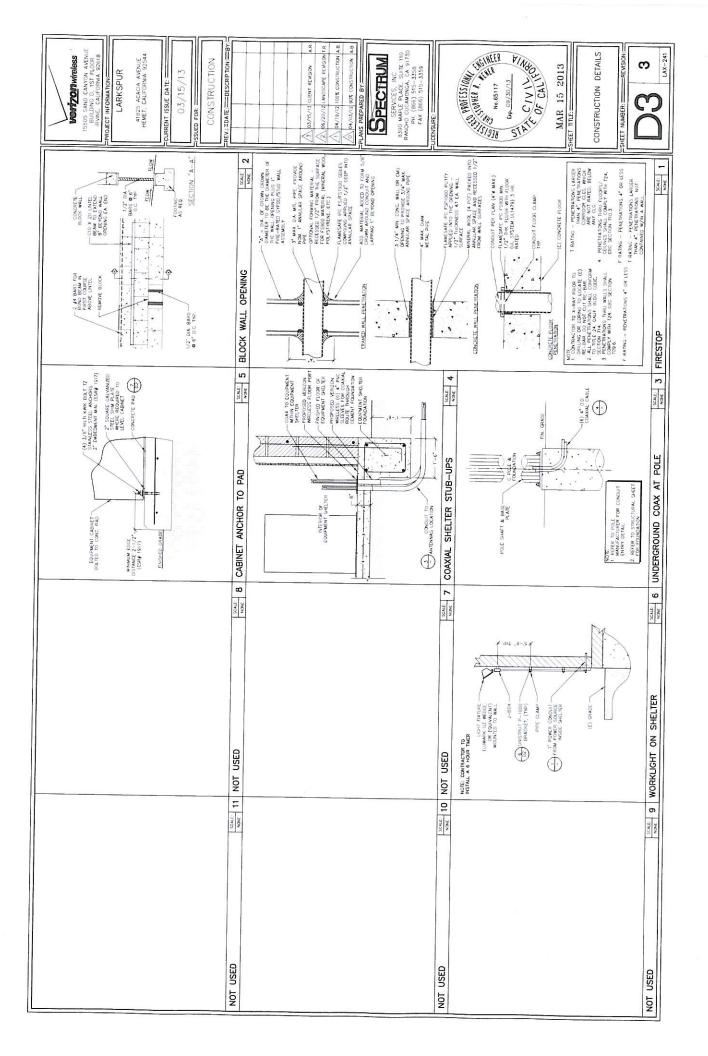


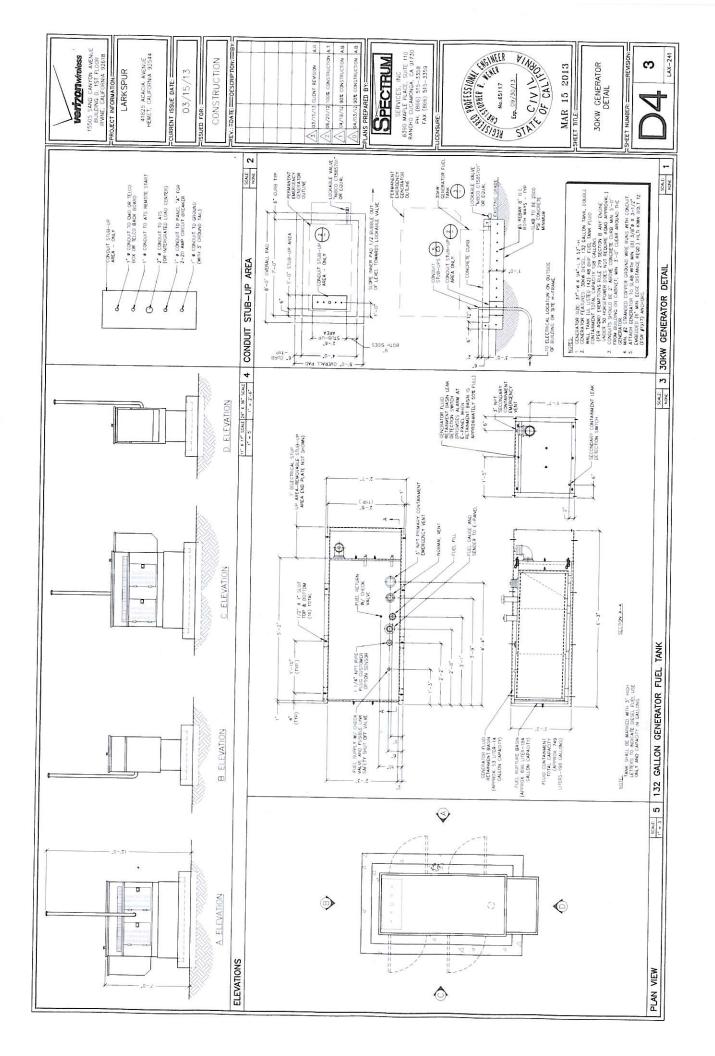


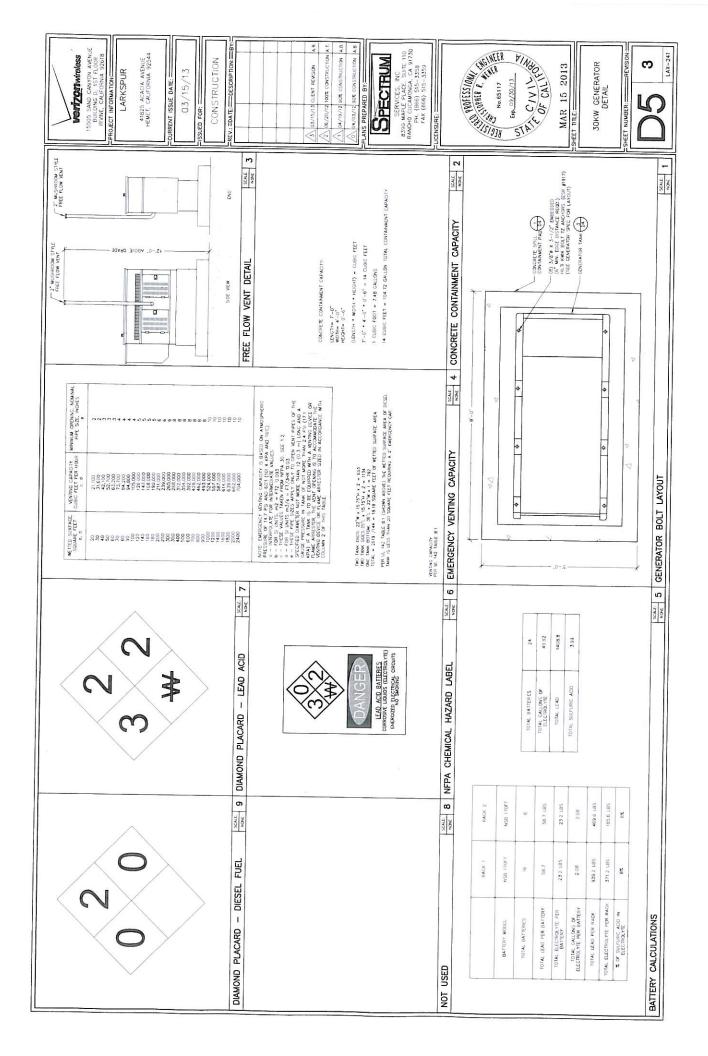


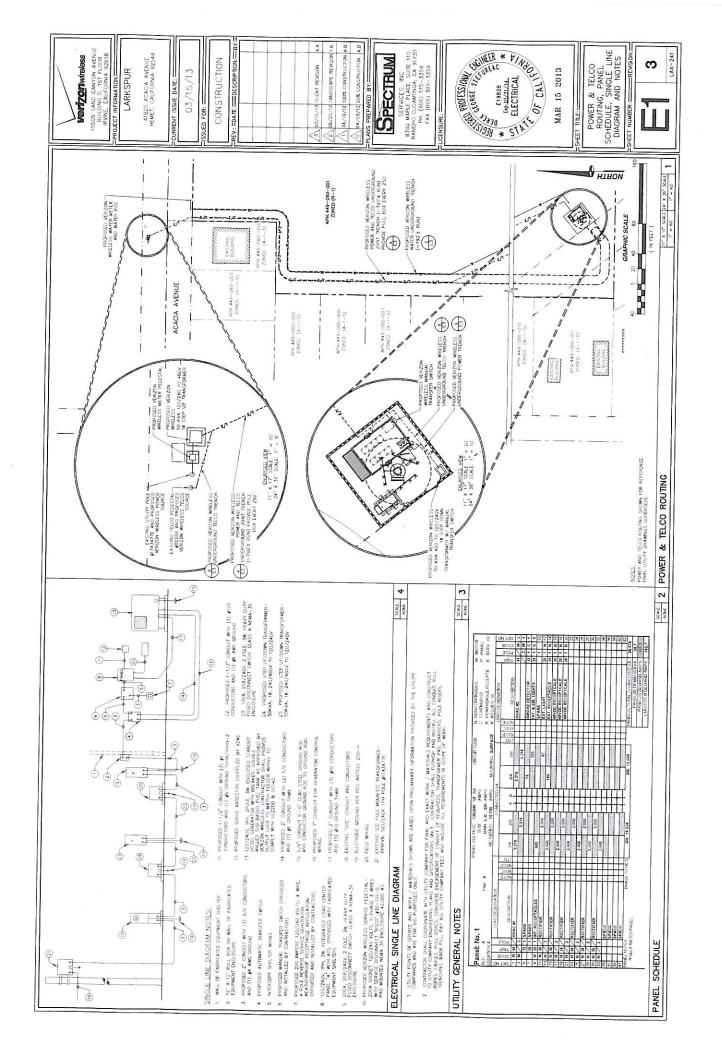


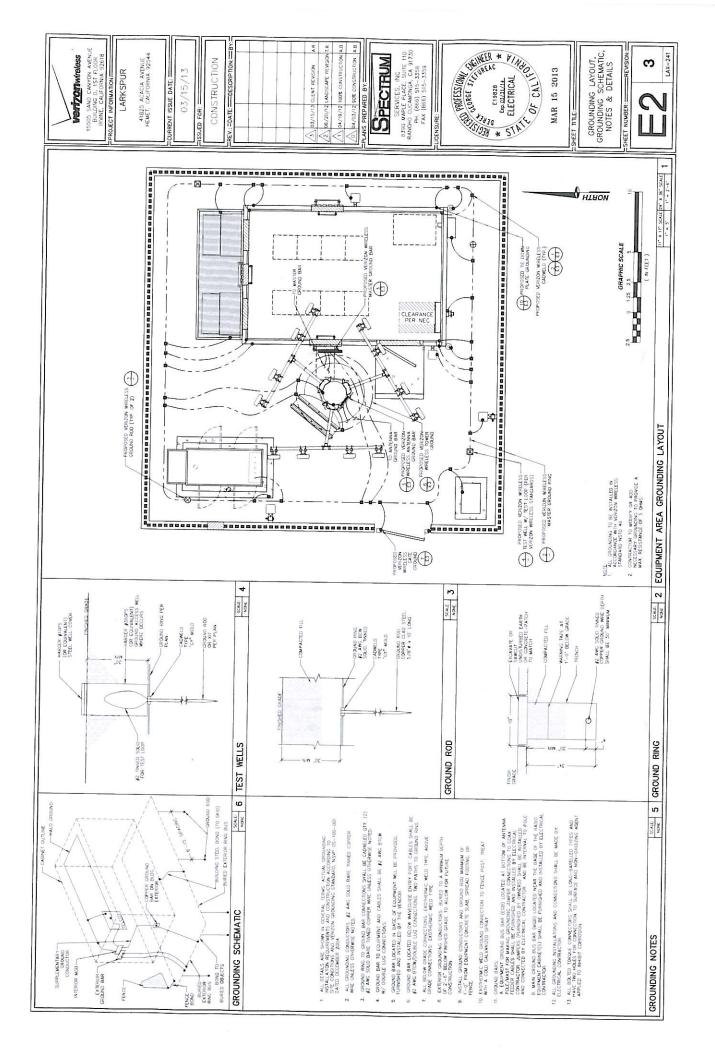


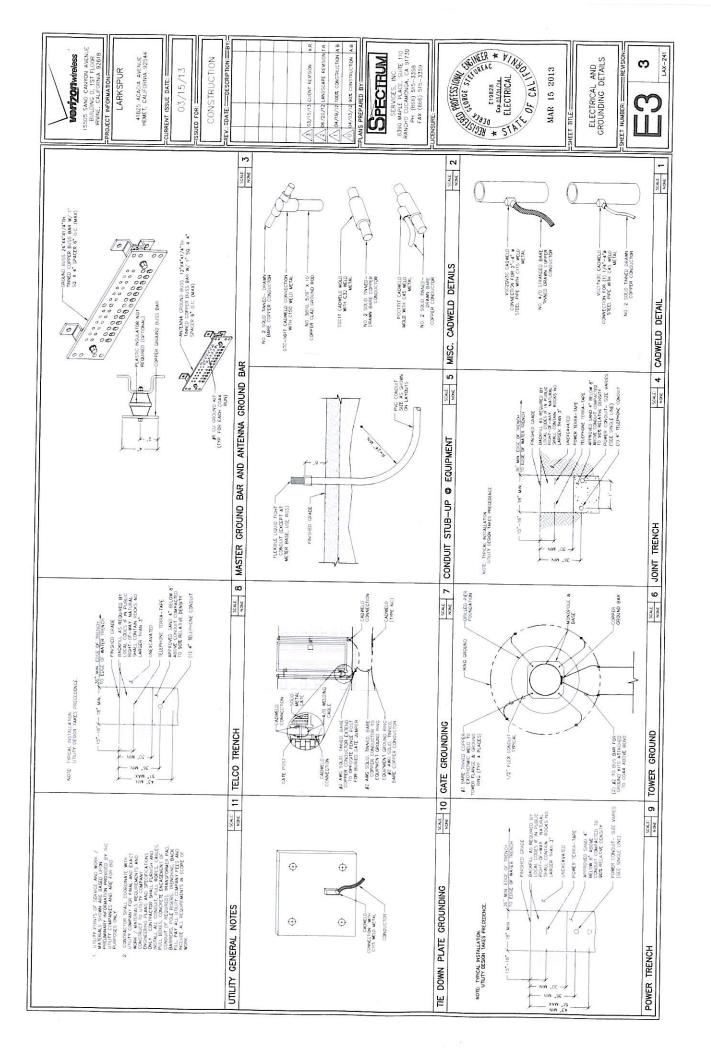


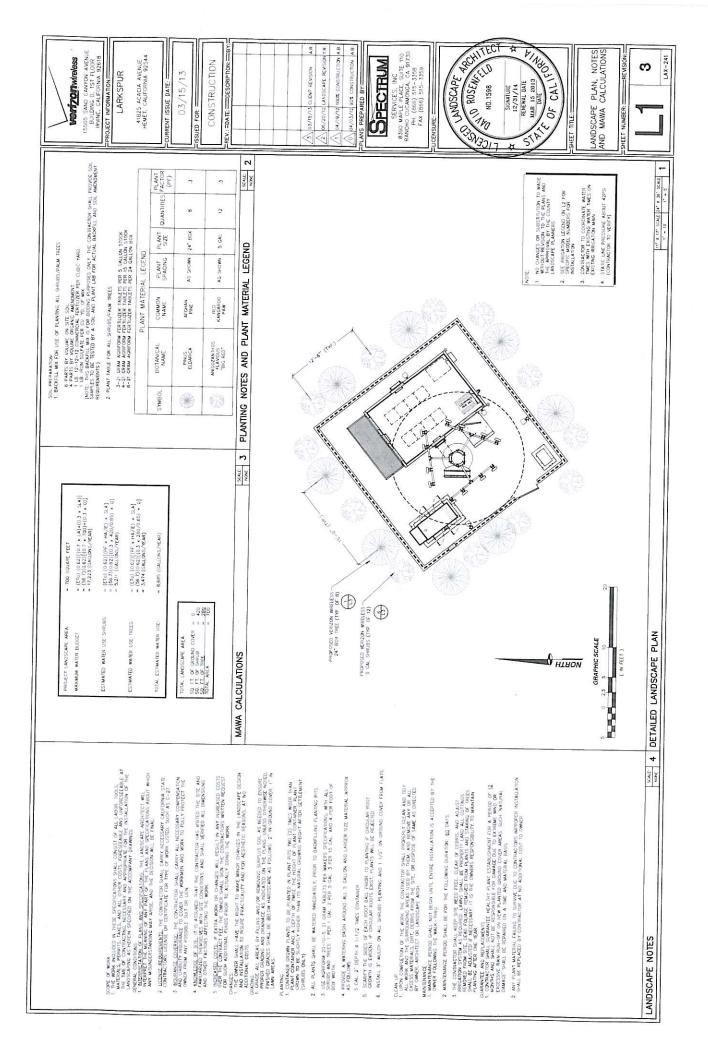


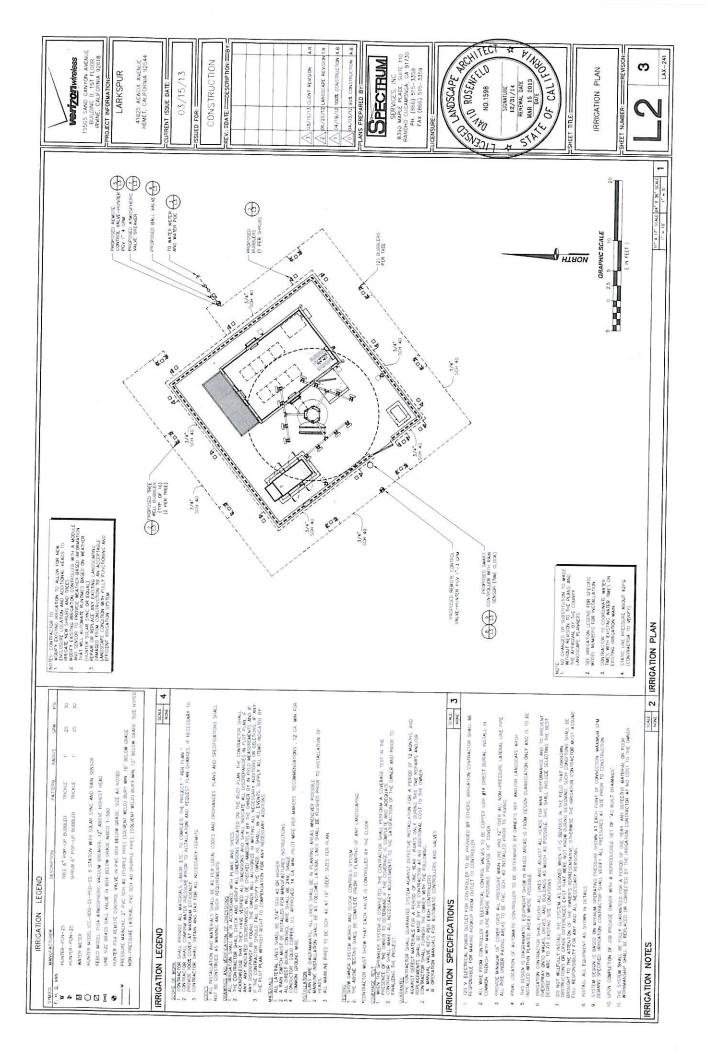


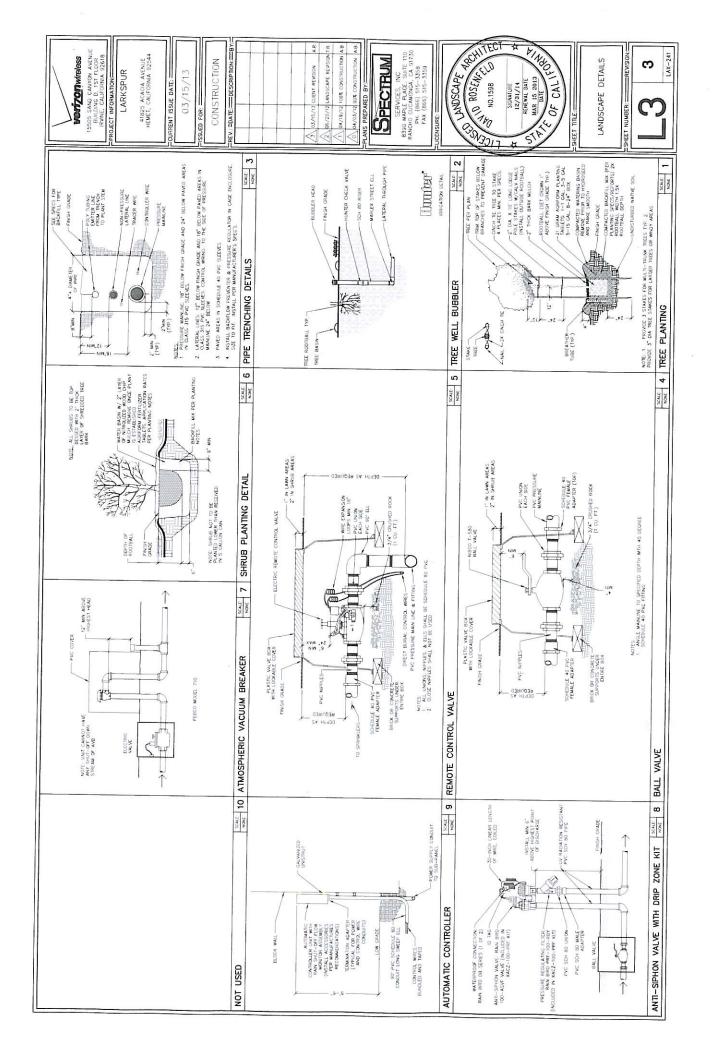










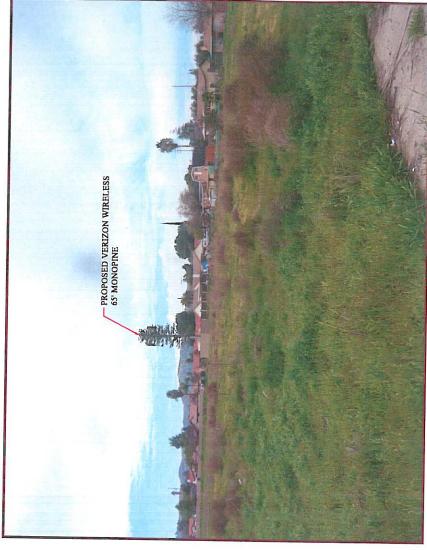


LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544



LOCATION





PROPOSED



8905 W. RCST RCAD SUITE 100 LAS VEGAS, NEVADA 89148 CFRICE (702) 367-7705 FAV. (702) 367-8733



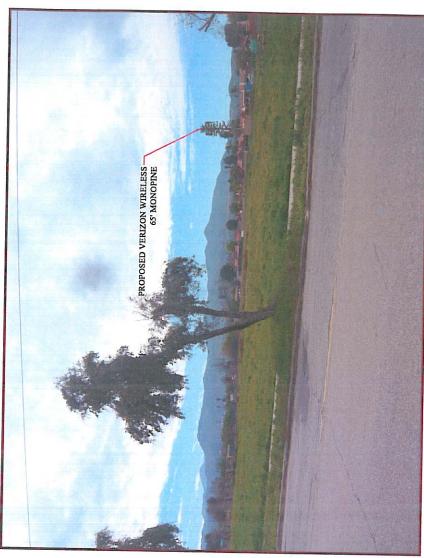
LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544



LOCATION



EXISTING



PROPOSED





8905 W. POST RCAD SLITE 100 LAS VEGAS, NEVADA 89148 CHICE (702) 367-7705 FAY: (702) 367-8733

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42443

Project Case Type (s) and Number(s): Plot Plan No. 24928 Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: H. P. Kang

Telephone Number: (951) 955-1888 Applicant's Name: Verizon Wireless

Applicant's Address: 15505 Sand Canyon Avenue, Building D, 1st Fl., Irvine, CA 92618

Engineer's Name: Spectrum Surveying and Engineering, c/o Randi Newton

Engineer's Address: 8390 Maple Pl., Suite 110, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

- A. Project Description: The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.
- B. Type of Project: Site Specific ∑; Countywide □; Community : Policy .
- C. Total Project Area: 900 square feet on a 6.11 acre parcel

Residential Acres:

Lots:

Units:

Projected No. of Residents:

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other: 900 square foot lease

area

- D. Assessor's Parcel No(s): 449-080-001
- E. Street References: Northerly side of Mayberry Avenue southerly of Acacia Avenue, Westerly of Meridian Street and easterly of Stanford Street.
- F. Section, Township & Range Description or reference/attach a Legal Description: BEING A PORTION OF LOT 2 IN BLOCK 157 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID POTION OF LOT 2 AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN DOCUMENT NUMBER 2010:0430194, DATED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89°54'38" EAST, 83.63 FEET; THENCE NORTH 00°05'22" EAST, 21.43 FEET, TO THE POINT OF BEGINNING; THENCE

NORTH $00\,^\circ05'22"$ EAST, 30.00 FEET; THENCE SOUTH $89\,^\circ54'38"$ EAST, 30.00 FEET; THENCE SOUTH $00\,^\circ05'22"$ WEST, 30.00 FEET; THENCE NORTH $89\,^\circ54'38"$ WEST, 30.00 FEET TO THE POINT OF BEGINNING.

G. Brief description of the existing environmental setting of the project site and its surroundings: The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential (all directions), multi-family residential (to the north) and an elementary school – Little Lake School (to the east).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: The proposed project is consistent with the MDR: Medium Density Residential (MDR) (2.0 to 5.0 dwelling units per acre) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation: The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space: No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety: The proposed project is located within an Alquist-Priolo Special Studies Area. The project is in the San Jacinto Fault zone. The project is not located within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- **5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- **6. Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s): San Jacinto Valley
- C. Foundation Component(s): Community Development (CD)
- D. Land Use Designation(s): Medium Density Residential (MDR)

E. Overlay(s), if any: Not Applicable
F. Policy Area(s), if any: Not Applicable
G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the south, east, and west, Community Development: High Density Residential (CD:HDR) to the north.
H. Adopted Specific Plan Information
1. Name and Number of Specific Plan, if any: Not Applicable
2. Specific Plan Planning Area, and Policies, if any: Not Applicable
 Existing Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1)
J. Proposed Zoning, if any: Not Applicable
K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west.
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED
The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.
Aesthetics
IV. DETERMINATION
On the basis of this initial evaluation: A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
I find that the proposed project MAY have a significant effect on the environment, and an

ENVIRONMENTAL IMPACT REPORT is required. A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies. I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised. I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

March 05, 2013

For Carolyn Syms Luna, Director

Date

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Signature

H. P. Kana

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

			p. 0 ₁ 00t.	
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project		meorporated		
 Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located? 				\boxtimes
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	Clai			
Source: Riverside County General Plan Figure C-9 "Scenic Findings of Fact:	Highways"			
a) The General Plan indicates that the project is not located v corridor; therefore the project will have no significant impact.	vithin or visi	ble from a d	esignated s	cenic
b) The project site will not substantially damage scenic resolution unique landmark features, or obstruct any prominent scenic with single and multi-family residential development to the elementary school to the east (Little Lake School). There a poles around the project site. The impact of a disguised mequipment and screening landscaping around the project site the view of the public.	north and re existing	ite is a large west. Ther mature tree:	vacant pro e is an ex s and telep	perty sisting phone
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				
Source: GIS database, Ord. No. 655 (Regulating Light Polluti	on)			

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a) The project site is located 27.7 miles away from the Mt. F designated 45-mile (ZONE B) Special Lighting Area that s Ordinance No. 655 requires methods of installation, definit shielding, prohibition and exceptions. With incorporation Riverside County Ordinance No. 655 into the proposed projethan significant impact. (COA 10.PLANNING.20) This is a s considered mitigation pursuant to CEQA.	urrounds the ion, require of project act this imr	ne Mt. Palor ements for l lighting req	mar Observalamp source uirements	vatory. e and of the
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?			\boxtimes	
Source: On-site Inspection, Project Application Description Findings of Fact: a-b) The proposed wireless communications facility may provi of servicing the facility. However, it will not create a new sou not expose residential property to unacceptable light levels. T	irce of light	or alare in t	the area on	النبيدال
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AGRICULTURE & FOREST RESOURCES Would the project	10.000			
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				\boxtimes
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.			\boxtimes	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				\boxtimes
Source: GIS database, and Project Application Materials.				
Findings of Fact:				
 a) According to GIS database, the project is located in an ar Therefore, the project will not convert a Prime Farmland, Uni Importance to non-agricultural use. The project will have no s 	que Farmla	nd or Farm	n Built Up l land of Stat	Land". tewide
b) According to GIS database, the project is not located wi Williamson Act contract; therefore, no impact will occur as a re-	thin an Agr esult of the	riculture Pres proposed pr	serve or ur oject.	nder a
c) The project site is adjacent to agriculturally zoned land properties are approximately ¼ acre in size and each contain the lot size and existing uses it can be concluded that the actoo small to accommodate a viable commercial agricultural uses located within 300 feet of agriculturally zoned property, it would have any detrimental effect to those agriculturally zoned	ns a single- djacent agri se; therefor isn't reaso	family reside culturally zor e, while the	ence. Becane proposed p	use if es are
d) The project will not involve other changes in the existing er nature, could result in conversion of Farmland, to non-agricult	vironment v		their locat	ion or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				\boxtimes
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				\boxtimes
Source: Riverside County General Plan Figure OS-3 "Parks Project Application Materials.	s, Forests	and Recreat	ion Areas,	' and
Findings of Fact:				
a) The project is not located within the boundaries of a forest Code section 12220(g)), timberland (as defined by Public	t land (as d Resource	defined in Press Code se	ublic Resou ction 4526	ırces), or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
timberland zoned Timberland Production (as defined by Govt proposed project will not impact land designated as fores Timberland Production.	. Code secti t land, timb	ion 51104(g) erland, or t). Therefo imberland	re, the zoned
 b) The project is not located within forest land and will a conversion of forest land to non-forest use; therefore, no imp project. 	not result in act will occu	n the loss our as a resul	of forest la t of the pro	and or posed
c) The project will not involve other changes in the existing er nature, could result in conversion of forest land to non-forest u	nvironment v use.	which, due to	their loca	tion or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? 			\boxtimes	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			\boxtimes	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
 d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? 				\boxtimes
 e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? 				\boxtimes
f) Create objectionable odors affecting a substantial number of people?				\boxtimes
Source: SCAQMD CEQA Air Quality Handbook				
Findings of Fact: CEQA Guidelines indicate that a project vipolates any ambient air quality standard, contributes violation, or exposes sensitive receptors to substantial pollutan	substantial	ly to an avi	air quality sting air q	if the uality
a) The project site is located in the South Coast Air Basin (Management District (SCAQMD) Governing Board adopted it Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is air quality. As part of adoption of the County's General Plan 441, SCH No. 2002051143) analyzed the General Plan grow AQMP and concluded that the General Plan is consistent with	s most rece a plan for t in 2003, th	ent Air Quali he regional ne General I	ty Manage improveme Plan's EIR	ment ent of (No.

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	3.5.
	Mitigation	Impact	
	Incorporated		

consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the San Jacinto Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 e) Surrounding land uses do not include significant localized odors. An unmanned telecommunications facility is not consor a sensitive receptor. 	d CO sourc sidered a si	ces, toxic air ubstantial po	contamina int source e	nts, or emitter
f) The project will not create objectionable odors affecting a s	ubstantial n	number of peo	ople.	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? 				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?		a Aire va		
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
Source: GIS database, WRCMSHCP				
Findings of Fact:			T.	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The project site is a vacant parcel in an urbanized at disturbance of weed abatement through the process approximately 900 square foot lease area for the con equipments. Based on periodical disturbance, the site is n Therefore, project will have less than significant impact.	of disking. struction of	The prop	osal will	disturb
b-c) The proposal will disturb approximately 900 square for tower and associated equipments. Based on periodical disturbabitat modifications, on any endangered, or threatened specode of Regulations (Sections 670.2 or 670.5) or in Title 50 17.11 or 17.12). The project will have a less than significant	irbance, the cies, as liste). Code of F	site is not a ed in Title 1	nticipated t 4 of the Ca	o have
d) The project will not interfere substantially with the moveme or wildlife species or with established native resident migrate native wildlife nursery sites. Therefore, there is no significant	rv wildlife co	tive residen orridors, or i	t or migrate mpede the	ory fish use of
e-f) The project site does not contain riverine/riparian areas significant impact.	or vernal p	ools. Ther	efore, there	e is no
g) The proposed project will not conflict with any local polesources, such as a tree preservation policy or ordinance. T	icies or ord herefore, th	inances pro ere is no sig	tecting bic	ological pact.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
CULTURAL RESOURCES Would the project				
8. Historic Resources	П	П		——————————————————————————————————————
a) Alter or destroy an historic site?b) Cause a substantial adverse change in the				
significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				\boxtimes
Source: On-site Inspection, Project Application Materials				
Findings of Fact:				
a-b) The proposed site has been previously disturbed for widoes not propose to alter or destroy a historic site or causignificance of a historical resource as defined in California The project will have no significant impact.	se a substa	ntial advers	e change	in the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
9. Archaeological Resources			K-71	
a) Alter or destroy an archaeological site.				
Page 11 of 25		<u> 19-10</u>		-

	Potentially	Less than	Less	NI-
	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	No Impact
b) Cause a substantial adverse change in the				
significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?			\boxtimes	
d) Restrict existing religious or sacred uses within the potential impact area?			\boxtimes	
Source: Project Application Materials				
Findings of Fact:				
a-b) Site disturbance has already occurred from weed abatanticipated to alter or destroy an archaeological site. If, how unique cultural resources are discovered, all ground disturb between the developer, archaeologist, and Native American of the find. Therefore, the project will not alter or dest substantive adverse change in the significance of an archaeo	ever, during cances shal cepresentati rov an arc	g ground dis I halt until a ve to discus: haeological	sturbing act meeting is sthe signifi	ivities, s held
c) There may be a possibility that ground disturbing activities is subject to State Health and Safety Code Section 7050.5 ground disturbing activities. This is a standard condition a purposes. Therefore, the impact is considered less than signi-	if human re nd not con	mains are d	iscovered ,	during
d) The project will not restrict existing religious or sacred Therefore, there is no impact.	uses within	n the poten	tial impact	area.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required				
10 Pala antala visual D				
10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? 				
Source: GIS database				
Findings of Fact:				
a) According to GIS database, this site has been map paleontological resources. The County has put in place 70.PLANNING.1 to monitor the grading work of the site for pot conditions are standard and not considered mitigation measures than significant with these conditions in place.	ce a condi cential paled	tion 60.PLA	NNING.10	and
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	П	П	\boxtimes	П
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				Ц
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
Source: Riverside County General Plan Figure S-2 "Earthqu	ıake Fault S	tudv Zones "	GIS datah	ase
Findings of Fact:		,		400
a-b) The project site is located within the San Jacinto Fault Zo the appropriate documentation and is satisfied with the prop (CBC) requirements pertaining to commercial development than significant. As CBC requirements are applicable to a considered mitigation for CEQA implementation purposes. than significant.	oosed location will mitigate the commercial	on. Californ the potential al developm	ia Building al impact to	Code less
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?			\boxtimes	
Source: Riverside County General Plan Figure S-3 "Generali	ized Liquefa	ction" GIS F	Datahasa	
		otion, old L	Jalabasc	
Findings of Fact:				
Findings of Fact: a) According to GIS database, the project site is located wire potential. The County Geologist has reviewed the appropriate proposed location. California Building Code (CBC) redevelopment will mitigate the potential impact to less than applicable to all commercial development they are not implementation purposes. Therefore, the impact is considered.	e documenta equirements significant. not conside	ation and is some pertaining As CBC records	satisfied wit to comme	h the ercial
a) According to GIS database, the project site is located wipotential. The County Geologist has reviewed the appropriate proposed location. California Building Code (CBC) redevelopment will mitigate the potential impact to less than applicable to all commercial development they are n	e documenta equirements significant. not conside	ation and is some pertaining As CBC records	satisfied wit to comme	h the ercial
a) According to GIS database, the project site is located wir potential. The County Geologist has reviewed the appropriate proposed location. California Building Code (CBC) redevelopment will mitigate the potential impact to less than applicable to all commercial development they are nimplementation purposes. Therefore, the impact is considered	e documenta equirements significant. not conside	ation and is some pertaining As CBC records	satisfied wit to comme	h the ercial
a) According to GIS database, the project site is located wir potential. The County Geologist has reviewed the appropriate proposed location. California Building Code (CBC) redevelopment will mitigate the potential impact to less than applicable to all commercial development they are nimplementation purposes. Therefore, the impact is considered Mitigation: No mitigation measures required.	e documenta equirements significant. not conside	ation and is some pertaining As CBC records	satisfied wit to comme	h the ercial

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan Figure S-4 "Earthon Figures S-13 through S-21 (showing General Ground Shaking General Ground General Genera	quake-Induc ng Risk)	ed Slope Ins	tability Mar	o," and
Findings of Fact:				
The project site is located within the San Jacinto Fault Zone safety regulations including 50 foot setback from the known unmanned monopine wireless communication facility is not at to potential substantial adverse effects, including the risk of Code (CBC) requirements pertaining to commercial developless than significant. As CBC requirements are applicable to considered mitigation for CEQA implementation purposes. than significant.	own fault lin anticipated to loss, injury, oment will m	e on site a per or death. Continued the per cont	nd the property of the propert	pposed actures uilding pact to
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
Source: Riverside County General Plan Figure S-5 "Regions	s Underlain b	y Steep Slo	pe"	
Findings of Fact:				
a) The project site is located on generally flat land with mini site landslide, lateral spreading, collapse, or rock fall hazard provided to suggest that the project would be located on unsi significant impact.	ds. In additi	on no furth	ar informat	ion io
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?			\boxtimes	
Source: GIS database, Riverside County General Plan Figur Findings of Fact:	e S-7 "Docu	mented Subs	sidence Are	eas"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) According to GIS database, the project site is located County Geologist has reviewed the appropriate documents location. California Building Code (CBC) requirements pe mitigate the potential impact to less than significant. As commercial development they are not considered mitigation. Therefore, the impact is considered less than significant.	ation and is rtaining to CBC requir	s satisfied w commercial rements are	ith the prodevelopme	posed ent will
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? 				
Source: Project Application Materials				_
a) The project site is not located near any large bodies of wat the project site is not subject to geologic hazards, such as sei	er or in a kr che, mudflo	own volcanio w, or volcani	c area; ther ic hazard.	efore,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
17. Slopes a) Change topography or ground surface relief features?				\boxtimes
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?				\boxtimes
c) Result in grading that affects or negates subsurface sewage disposal systems?				\boxtimes
Source: Project Application Materials, Building and Safety – C	Grading Rev	view		
Findings of Fact:				
a) The project site is generally flat land with no slope presen wireless telecommunications tower and facility will not chan features. Therefore, the project will not have an impact.	t on the site ge topogra	e. The prop phy or grour	osed unmand surface	nned relief
b) The project will not cut or fill slopes greater than 2:1 or crea	te a slope h	igher than 10	O feet.	
c) The project will not result in grading that affects or negates :	subsurface	sewage disp	osal syster	ns.
Mitigation: No mitigation measures are required.		•	4.57	
Monitoring: No monitoring measures are required.				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils a) Result in substantial soil erosion or the loss of topsoil? 			\boxtimes	
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?			\boxtimes	
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
Source: General Plan figure S-6 "Engineering Geolog Materials, Building and Safety Grading review	ic Material	s Map", Pro	oject Appli	cation
a) The development of the site could result in the loss of top manner that would result in significant amounts of soil erosio Practices (BMPs) would reduce the impact to below a level than significant.	n Implem	entation of R	act Manage	amont
b) The project may be located on expansive soil; how requirements pertaining to commercial development will mi significant. As CBC requirements are applicable to all mitigation for CEQA implementation purposes.	tigate the r	ontential imp	act to less	than
c) The project is for the installation of an unmanned wirel require the use of sewers or septic tanks. The project will hav	ess commi e no signifi	unication fac cant impact.	ility and w	ill not
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
19. Erosiona) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				\boxtimes
b) Result in any increase in water erosion either on or off site?			\boxtimes	
Source: Flood Control District review, Project Application Mat	erials			
Findings of Fact:				
a) The proposed project is small in nature (approximately 90 vicinity of a stream or lake, the proposed project will not charmay modify the channel of a river, stream, or the bed of a laimpact.	nae denosit	ion siltation	or erosion	that

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) The proposed project is small in nature (approximately 900 in water erosion either on or off site; therefore, the project will) square fee have less t	et) and is not than significa	likely to ind int impact.	crease
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
20. Wind Erosion and Blowsand from project either on or off site.a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				
Source: Riverside County General Plan Figure S-8 "Wind Sec. 14.2 & Ord. 484	l Erosion S	usceptibility	Map," Ord	. 460,
Findings of Fact:				
a) The site is located in an area of Moderate Wind Erodil Element Policy for Wind Erosion requires buildings and struct which are covered by the Universal Building Code. With such an increase in wind erosion and blowsand, either on or o significant impact.	tures to be	designed to i	resist wind	loads
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
GREENHOUSE GAS EMISSIONS Would the project				2
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? 			\boxtimes	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			\boxtimes	
Source: Project application materials				
Findings of Fact:				
a) The project is for the installation of an unmanned wireless of foot high pine tree within a 900 square foot lease area. The small-scale construction activities that will not involve an exterior labor. Therefore, greenhouse gas emissions generated du addition, the powering of the cell tower will not require an exterproject is not anticipated to generate greenhouse gas emission have a significant impact on the environment.	installation ensive amou ring constru ensive amo	of the mono unt of heavy action phase	pine will in duty equip are minima	volve ment al. In

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 b) The project will not conflict with an applicable plan, policy reducing the emissions of greenhouse gases. The project wi 	or regulation	on adopted for than signification	or the purp ant impact.	ose of
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
HAZARDS AND HAZARDOUS MATERIALS Would the pro	ioct			
22. Hazards and Hazardous Materials	Ject			
a) Create a significant hazard to the public or the				\boxtimes
environment through the routine transport, use, or disposal				
of hazardous materials?				
b) Create a significant hazard to the public or the				
environment through reasonably foreseeable upset and	Ш			\boxtimes
accident conditions involving the release of hazardous				
materials into the environment?				
c) Impair implementation of or physically interfere with				
an adopted emergency response plan or an emergency				\boxtimes
evacuation plan?				10 T T T T T T T T T T T T T T T T T T T
d) Emit hazardous emissions or handle hazardous or			\boxtimes	FI
acutely hazardous materials, substances, or waste within				
one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of			П	\boxtimes
hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it		_		
create a significant hazard to the public or the environ-				
ment?				
Source: Project Application Materials				
Findings of Fact:				
a) The project will not create a significant hazard to the public transport, use, or disposal of hazardous materials.	c or the env	ironment thre	ough the ro	utine
b) The project will not create a significant hazard to the public foreseeable upset and accident conditions involving the reenvironment.	or the envelease of h	ronment thro azardous ma	ough reasonaterials into	nably the
c) The project will not impair implementation of or physicall response plan or an emergency evacuation plan.	y interfere	with an ador	oted emerg	ency
d) The project site is located within one-quarter mile of an exproposed wireless communication facility does not emit haz substances, or waste in general. However, the project is properly system that would store small amounts of fuel onsite for ementance to be monitored by a technician when time comes to standard would be less than significant.	ardous or a cosed with e ergencies. T art and refu	icutely hazar mergency ba The backup (el the gener	dous mate ackup gene generator w ator Addit	rials, rator ould

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) The project is not located on a site which is included on a pursuant to Government Code Section 65962.5 and, as a resthe public or the environment.	list of hazar sult, would it	dous materia create a sig	als sites co nificant haz	mpiled zard to
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
23. Airports a) Result in an inconsistency with an Airport Master Plan?				\boxtimes
b) Require review by the Airport Land Use Commission?				\boxtimes
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				\boxtimes
Source: Riverside County General Plan Figure S-19 "Airport a) The project site is not located within the vicinity of any project will not result in an inconsistency with an Airport Mas Ryan Airport which is located approximately 5 miles west of the b) The project site is not located within the vicinity of any prequire review by the Airport Land Use Commission. c) The project is not located within an airport land use plan are people residing or working in the project area.	public or pater Plan. The project site or private or private or private or model or model or private or model or private or model or private or	orivate airpor The closest a te. ate airport; to t result in a s	t; therefore airport is Hehrefore waterefore was afety haza	emet- ill not rd for
d) The project is not within the vicinity of a private airstrip, or hazard for people residing or working in the project area.	heliport and	d would not r	esult in a s	afety
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				
24. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan Figure S-11 "Wildfin	re Susceptib	oility," GIS da	tabase	
Findings of Fact:				
a) The project site is not located in a high fire area. The proje	ect will have	no significa	nt impact.	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? 				
b) Violate any water quality standards or waste discharge requirements?			\boxtimes	
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			\boxtimes	
 e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? 				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				\boxtimes
g) Otherwise substantially degrade water quality?				\square
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				
Source: Riverside County Flood Control District Flood Hazar	d Report/Co	ondition.		
Findings of Fact:				

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a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or river, in a manner that would result in substantial erosion of impact is considered less than significant.	or siltation	on- or off-si	te. Therefo	re, the
b) Due to the small size and limited development of the projection violate any water quality standards or waste discharge require	ect site, the ments.	e project is	not anticipa	ited to
c) The project will not substantially deplete groundwater a groundwater recharge such that there would be a net deficit local groundwater table level (e.g., the production rate of prelevel which would not support existing land uses or planned granted). Therefore, the impact is considered less than significant	in aquifer e-existing red ed uses fo	volume or	a lowering	of the
d) Due to the amount of impervious surfaces within the proj flow rates on downstream property owners. Therefore, no new mitigation will be required. Therefore, the impact is considered	M flood cor	atral facilities	will not inc s or water o	rease luality
e) The project site is not located within a 100 year flood zone project. Therefore, the project shall not place housing with mapped on a federal Flood Hazard Boundary or Flood Insurdelineation map.	nin = 100	Moor flood	h	
f) The project site is not located within a 100 year flood zone structures within a 100-year flood hazard area which would imp	e. Therefo	ore, the project	ect will not ows.	place
g-h) The project will not substantially degrade water quality of Treatment Control Best Management Practices (BMPs) (constructed treatment wetlands), the operation of which confects (e.g. increased vectors and odors). Therefore, there is not constructed treatment wetlands and odors.	e.g. watei ild result	c auglitu tr		oraczan € i osponie to:
Mitigation: No mitigation measures are required.		•		
Monitoring: No monitoring measures are required.				
26. Floodplains Degree of Suitability in 100-Year Floodplains. As indica Suitability has been checked.	ted below,	, the approp	oriate Degr	ee of
NA - Not Applicable U - Generally Unsuitable a) Substantially alter the existing drainage pattern of			R - Restricte	ed 🗌
the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?		П	\boxtimes	П
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?				
d) Changes in the amount of surface water in any		П	\square	
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			, 10	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water body?				
Source: Riverside County General Plan Figure S-9 "100-S-10 "Dam Failure Inundation Zone," GIS database	- and 500-Year	Flood Haza	rd Zones,"	Figure
Findings of Fact:				
a) Because of the small size and limited developmer substantially alter the existing drainage pattern of the site the course of a stream or river, or substantially increase manner that would result in flooding on- or off-site. significant impact.	e or area, inclue the rate or a	iding through amount of su	the altera	tion of
b) Because of the small size and limited development of changes in absorption rates or the rate and amount of su the project will have less than significant impact.	the project site urface runoff w	e, the projec vithin a flood	t will not re plain. The	esult in refore,
c) The project will not expose people or structures to a sig flooding, including flooding as a result of the failure of a level less than significant impact.	inificant risk of vee or dam. T	loss, injury o	or death inv project wil	olving Il have
d) Because of the small size and limited development of changes in the amount of surface water in any water body significant impact.	f the project si y. Therefore, t	ite, the proje the project w	ect will not ill have les	cause s than
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
LAND USE/PLANNING Would the project				
27. Land Use a) Result in a substantial alteration of the present oplanned land use of an area? 			\boxtimes	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	е			\boxtimes
Source: General Plan, GIS database, Project Applicati Map)	on Materials (City of Hem	et Genera	l Plan
Findings of Fact:				
a) The proposed use is in compliance with the current land Density Residential (CD:MDR) (2.0 to 5.0 dwelling units per The project will have a less than significant impact as it like of the present or planned land use of an area.	r acre) in the S	San Jacinto \	/alley Area	Plan
b) The project is not adjacent to a city boundary; however	r, the site is lo	cated within	a City of F	lemet

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Sphere of Influence. Although the project site is located in the Sphere of Influence for the City of Hemet, it will not affect the land use based on the City's current land use designation (LDR - 2.1 to 5.0

dwelling units per acre) and the County's current land use designation (MDR - 2.0 to 5.0 dwelling units per acre). Therefore, the project will not have significant impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 28. Planning a) Be consistent with the site's existing or proposed		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.	dwelling units per acre) and the County's current land use de per acre). Therefore, the project will not have significant imp	esignation (Mact.	1DR - 2.0 to	5.0 dwelling	g units
a) Be consistent with the site's existing or proposed zoning? b) Be compatible with existing surrounding zoning? c) Be compatible with existing and planned surrounding land uses? d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? Source: Riverside County General Plan Land Use Element, Staff review, GIS database Findings of Fact: a-b) The project site has two different zoning classifications; One — Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1). The two zoning classifications are divided from northwest corner to southeast corner. The northeast portion is classified as R-1 and the southwest triangle piece classified as W-1. The applicant is proposing to locate the monopine and the associated equipment all within the W-1 zoning area. Within the W-1 zoning, a wireless telecommunications tower is allowed with a Plot Plan application process. Therefore, the project will be consistent with the site's existing zoning of Watercourse, Watershed & Conservation Areas (W-1). The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west. The project will have no significant impact. c) The proposed wireless communication facility will be designed as a 65 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant. d-e) The project sic consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact. Minitipation: No monitoring measures are	Mitigation: No mitigation measures are required.				
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Watercourse, Watershed & Conservation Areas (W-1). The two zoning classifications are divided from northwest corner to southeast corner. The northeast portion is classified as R-1 and the southwest triangle piece classified as W-1. The applicant is proposing to locate the monopine and the associated equipment all within the W-1 zoning area. Within the W-1 zoning, a wireless telecommunications tower is allowed with a Plot Plan application process. Therefore, the project will be consistent with the site's existing zoning of Watercourse, Watershed & Conservation Areas (W-1). The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west. The project will have no significant impact. c) The proposed wireless communication facility will be designed as a 65 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant. d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required					
d-e) The project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant. d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required	from northwest corner to southeast corner. The northeast southwest triangle piece classified as W-1. The applicant is proposed as well-associated equipment all within the W-1 zoning area. telecommunications tower is allowed with a Plot Plan applicate be consistent with the site's existing zoning of Watercourse, which are zoned Multiple-Family Residential (R-2) to the east and north, and I	e two zoning to wroposing to Within the tion process Watershed &	g classification classified and clas	ions are di as R-1 an onopine ar ing, a wir e, the proje on Areas (ivided d the nd the reless ct will W-1).
The project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required	result, the project will be compatible with existing surroundin	gned as a 6 g zoning an	65 foot high ad with existi	pine tree. ng and pla	As a inned
Monitoring: No monitoring measures are required	addition, the project will not disrupt or divide the physical arra	s and polici angement o	es of the Go f an establis	eneral Plar hed comm	n. In unity.
	Mitigation: No mitigation measures are required.				
MINERAL RESOURCES Would the project	Monitoring: No monitoring measures are required				
	MINERAL RESOURCES Would the project				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				\boxtimes
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?				\boxtimes
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				\boxtimes
Source: Riverside County General Plan Figure OS-5 "Minera	l Resource	s Area"	1	
a) The project site is within MRZ-3, which is defined as areas indicates that mineral deposits are likely to exist; however undetermined. The General Plan identifies policies that experience operations and for appropriate management of mineral extraountations and for appropriate management of mineral extraountations are likely to exist; however constitute a loss of availability of a known mineral resource encroach on existing extraction. No existing or abandone surrounding the project site. The project does not propose a Any mineral resources on the project site will be unavailable project will not result in the permanent loss of significant mines b) The project will not result in the loss of availability of a known or designated by the State that would be of value to the reproject will not result in the loss of availability of a locally in delineated on a local general plan, specific plan or other land	ver, the sign courage praction. A would included quarries my mineral resource with mineral gion or the moortant mechanism of the moortant mechanism.	gnificance or protection for significant in ude unmanaç or mines e extraction or e of the projects.	f the deport existing repact that ged extract exist in the project; however, an area class the State.	osit is mining would ion or area at site.
c) The project will not be an incompatible land use located adjarea or existing surface mine.	acent to a	State classifie	ed or desig	nated
d) The project will not expose people or property to hazards quarries or mines.	from prop	osed, existin	g or abanc	loned
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability NA - Not Applicable C - Generally Unacceptable D - Land Use Discouraged		nas been che B - Conditio	cked. nally Accep	otable
 a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the 				\boxtimes
Page 24 of 25			1800	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project expose people residing or working in the project area to excessive noise levels? NA A B C D				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA A B C D				
Source: Riverside County General Plan Figure S-19 "Airpo Facilities Map	rt Locations	," County of	Riverside /	Airport
Findings of Fact:				
a) The project site is not located within an airport land use p or public use airport that would expose people residing on the	lan or within project site	n two miles o	of a public a e noise leve	airport els.
 b) The project is not located within the vicinity of a private residing on the project site to excessive noise levels. 	e airstrip ar	nd would no	t expose p	eople
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Railroad Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				\boxtimes
Source: Riverside County General Plan Figure C-1 "Cill Inspection	rculation Pl	an", GIS da	itabase, O	n-site
<u>Findings of Fact</u> : The project site is not located adjacent to a impact.	a rail line. T	he project h	as no signi	ficant
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
32. Highway Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				\boxtimes
Source: On-site Inspection, Project Application Materials				
Findings of Fact: The project site is not located adjacent to Highway 74 which is approximately 0.4 miles north of the project 10 and 215 Freeways [approximately 13 miles (north) and the project site. Additionally, general local road noise will not affect sensitive receptors based on non-manned facility. This only be occupied for occasional maintenance. Therefore, the	ect site. Th 15 miles (w be impactin s site will be	ne next close rest) respecting the project	est freeways vely] away t site that v	s are from vould

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facility will not be affected by the highway noise from the id noise sensitive use with occasional site visits for maintenance	entified higl e. There wil	hways and d Il be no signi	loes not cre ficant impa	eate a ct.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
33. Other Noise NA ⊠ A □ B □ C □ D □				\boxtimes
Source: Project Application Materials, GIS database				
Findings of Fact: No additional noise sources have been in contribute a significant amount of noise to the project. There	dentified nea will be no si	ar the projec gnificant imp	et site that a	would
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? 			\boxtimes	
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			\boxtimes	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			\boxtimes	
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			\boxtimes	
Source: Riverside County General Plan, Table N-1 ("Land Exposure"); Project Application Materials	Use Compa	tibility for Co	ommunity N	Noise
Findings of Fact:				
a) Although the project will increase the ambient noise I construction, and the general ambient noise level will increase impacts are not considered significant.	evel in the se slightly a	e immediate after project	vicinity dicompletion	uring , the
b) All noise generated during project construction and the oper County's noise standards, which restricts construction (short-tollevels. The project will incorporate a backup generator and structure. The backup generator will be used on emergency be on the optimal temperature needed to operate the system. A	erm) and o d a cooling asis. The c	perational (Id system for	ong-term) r the equip	noise ment

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
behind a six (6) foot block wall that will minimize direct noise than significant impact.	e emission.	The project	will have	a less
c-d) The project would not expose persons to or generation established in the local General Plan or noise ordinance, or a expose persons to or generation of excessive ground-borne The project will have a less than significant impact.	nnlicable st	andards of o	thar agan	sion or
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
POPULATION AND HOUSING Would the project				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				\boxtimes
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing else- where?				
d) Affect a County Redevelopment Project Area?				\boxtimes
e) Cumulatively exceed official regional or local population projections?				
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				\boxtimes
Source: Project Application Materials, GIS database, Riv Element	erside Cou	nty General	Plan Ho	using
Findings of Fact:				
a) The project is a 65 foot high monopine with an equipment s The project will be constructed on a vacant lot and will not disp any replacement housing elsewhere. Therefore, the project will	lace any ex	isting homes	to nococ	area. sitate
b) The project will not create a demand for additional hous households earning 80% or less of the County's median incommend.	ing, particu ie. The pro	larly housing ject will have	g affordab e no signif	le to icant
c) The project will not displace any number of people, necession housing elsewhere. The project will have no significant impact.	tating the c	construction	of replace	ment

Impact with Significant Mitigation Impact Incorporated
d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.
e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
36. Fire Services
Source: Riverside County General Plan Safety Element The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.
37. Sheriff Services
Source: Riverside County General Plan
The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.
38. Schools
Source: Hemet Unified School District, GIS database

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Findings of Fact</u> : The project will not physically alter existing new or physically altered facilities. The proposed project is District. Any construction of new facilities required by the surrounding projects would have to meet all applicable environment.	s located with e_cumulative	nin the Hem	-4 II-:C: 1	O ! !
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
39. Libraries	П			
Source: Riverside County General Plan		<u> </u>		
The proposed project will not create a significant incrementa will not require the provision of new or altered government to new facilities required by the cumulative effects of surrous applicable environmental standards.	facilities at th	nie timo An	V construe	L: r
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
40. Health Services	П	П	\boxtimes	
Source: Riverside County General Plan				
The use of the proposed lease area would not cause an impa within the service parameters of County health centers. The facilities or result in the construction of new or physically ali impact. Any construction of new facilities required by the surrounding projects would have to meet all applicable environ	e project will tered facilitie	not physicals. The proj	ılly alter ex	kisting
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
RECREATION				
41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? 				\boxtimes
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				\boxtimes
c) Is the project located within a Community Service				
Area (CSA) or recreation and park district with a Com-			Ш	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
munity Parks and Recreation Plan (Quimby fees)?				
Source: GIS database, Ord. No. 659 (Establishing Develope Department Review	ment Impac	t Fees), Park	ks & Open	Space
a) The project is a 65 foot high monopine with an equipment The project would not include recreational facilities or re recreational facilities which might have an adverse physical will have no significant impact.	duire the	construction	or ovnone	:
b) The project would not include the use of existing neighborh facilities such that substantial physical deterioration of the fac project will have no significant impact.	nood or regi cility would	onal parks of occur or be a	r other recr	eation I. The
c) The project is not located within a county service area. The	e project wil	l have no sig	nificant im	pact.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
42. Recreational Trails	П	П		
Findings of Fact: The project is for the addition of two microcommunications facility and does not create a need or impact project. The project will have no significant impact. Mitigation: No mitigation measures are required. Monitoring: No mitigation measures are required.	owave dishet a recreati	es on an unr onal trail in t	manned win	reless of the
TRANSPORTATION/TRAFFIC Would the project				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				\boxtimes
d) Alter waterborne, rail or air traffic?			П	\boxtimes
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				\boxtimes
f) Cause an effect upon, or a need for new or altered maintenance of roads?				\boxtimes
g) Cause an effect upon circulation during the project's construction?			\boxtimes	
h) Result in inadequate emergency access or access to nearby uses?				\boxtimes
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?				

Source: Riverside County General Plan

Findings of Fact:

- a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.
- b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.
- c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.
- e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.
- g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.
- h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.
- i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
44. Bike Trails				\boxtimes
Source: Riverside County General Plan				
<u>Findings of Fact</u> : The project is for an unmanned wirelest create a need or impact a bike trail in the vicinity of the project.	ss communi ject. The p	cations facil roject will ha	ity and doe live no sign	es not ificant
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
UTILITY AND SERVICE SYSTEMS Would the project				, ,
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			\boxtimes	
Source: Department of Environmental Health Review				
Findings of Fact:				
a-b) The proposed project will not require or result in the consor expansion of existing facilities. The project requires a consor Acacia Avenue to irrigate landscaping around the perimeter usage is minimal and currently available. The project will have Mitigation: No mitigation measures are required.	onnection to	existing wa	iter supply	£
Monitoring: No monitoring measures are required.				
46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? 				
b) Result in a determination by the wastewater treat- ment provider that serves or may service the project that it has adequate capacity to serve the project's projected				\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
demand in addition to the provider's existing commitments?				
Source: Department of Environmental Health Review		12 C		
Findings of Fact:				
a-b) The proposed project will not require or result in the co facilities or expansion of existing facilities. The project will have	nstruction e no signifi	of new wast cant impact.	ewater trea	atment
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
47. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				\boxtimes
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage- ment Plan)?				
Source: Riverside County General Plan, Riverside Correspondence	County Wa	aste Manaç	gement D	istrict
Findings of Fact:				
a-b) The proposed project will not require or result in the including the expansion of existing facilities. The project will ha	constructi ave no sign	on of new I	landfill faci t.	ilities,
Mitigation: No mitigation measures are required.		·		
Monitoring: No monitoring measures are required.				
48. Utilities Would the project impact the following facilities requiring or facilities or the expansion of existing facilities; the construction environmental effects?	r resulting	in the cons	truction of ause signi	new ficant
a) Electricity?			\boxtimes	
b) Natural gas?c) Communications systems?				\boxtimes
d) Storm water drainage?	<u> </u>			
e) Street lighting?	- - - - - - - - - - - - - - - -			\boxtimes
f) Maintenance of public facilities, including roads?				X
g) Other governmental services?		\dashv	\square	
Source: Riverside County General Plan			<u> </u>	

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a-g) No letters have been received eliciting responses t substantial new facilities or expand facilities. The project wil	that the pro I have no sig	posed proje	ct would re	equire
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans? 				
Source: Riverside County General Plan, Project Application	n Materials			
a-b) The proposed project will not project conflict with any a project will have no significant impact.	adopted ene	rgy conserva	ation plans.	The
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
Source: Staff review, Project Application Materials			5	
Findings of Fact: Implementation of the proposed project wo of the environment, substantially reduce the habitat of fish or populations to drop below self-sustaining levels, threaten to extract the number or restrict the range of a rare or endangeror examples of the major periods of California history or prehistory	r wildlife spe eliminate a pl ed plant or a	cies, cause	a fish or wi	ldlife
Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?				<u> </u>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Staff review, Project Application Materials Findings of Fact: The project does not have impacts which considerable.	h are individ	ually limited,	but cumul:	atively
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				\boxtimes
Source: Staff review project application				

Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

File: EA.PP24928

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are

Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24928 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24928, Exhibit A, (Sheets 1-17), dated March 15, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

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PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

Building permits shall be obtained prior to the construction and or placement of any building(s), structure(s), or equipment on the property.

All building plan submittal and fee requirements shall

apply.

All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1

UNMANNED WIRELESS COM FACILITY

RECOMMND

Plot Plan#24928 is proposing an unmanned wireless communications facility without any plumbing. Therefore, any proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT

RECOMMND

PP 24928 proposes a wireless communication facility on 6.11 acres in the San Jacinto Valley area. The site is located northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Stanford Street, and westerly of Meridian Street.

The site is subject to sheet flow type runoff from a substantial tributary area. The site naturally drains in a northwesterly direction to adjacent existing residential development. To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

The site is located within the bounds of the San Jacinto

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Regional Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the proposed impervious area is negligible no ADP fees is applicable for this proposal at this time.

10.FLOOD RI. 3

USE ELEVATE FINISH FLOOR

RECOMMND

To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

- 1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.
- 2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.)

RECOMMND

building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 7 USE - MAX HEIGHT

RECOMMND

The monopine wireless telecommunication facility located within the property shall not exceed a height of 65 feet.

10.PLANNING. 8 USE - CO-LOCATION

RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommuncations providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9 USE - FUTURE INTERFERENCE

RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT

RECOMMND

The balance of the subject property, APN: 449-080-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT

RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 USE - SITE MAINTENANCE CT

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 15 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 US

USE - BRNCH HGT CNT ANT SOCK

RECOMMND

The branches for the monopine shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

10.PLANNING. 18

USE - MAINTAIN SOCKS/BRANCHES

RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing, they shall be replaced within 30 days.

10.PLANNING. 19

USE - GEO02295

RECOMMND

County Geologic Report (GEO) No. 2295 submitted for this project (PP24928) was prepared by Geotechnical Solutions, Inc. (GSI) and is entitled: "Geotechnical Engineering & Geology Report, Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia Avenue, Hemet, California", dated February 20, 2012. In addition, Geotechnical Solutions prepared the following documents:

"Response to County of Riverside Comments on Geotechnical Engineering & Geology report for Verizon Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California 92544", dated July 18, 2012.

"Addendum to Geotechnical Engineering & Geology Report, Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia Avenue, Hemet, California" dated September 24, 2012.

"Response to County of Riverside Comments #2 on Geotechnical Engineering & Geology report for Verizon Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California 92544", dated November 27, 2012.

These documents are herein incorporated as a part of GEO02295.

GEO02195 concluded:

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GENERAL CONDITIONS 10.

10.PLANNING. 19 USE - GEO02295 (cont.)

RECOMMND

- 1. The potential for direct surface fault rupture at the site is very high.
- 2. The Casa Loma fault was encountered by G.S. Rasmussen, 1978 immediately southwest of the proposed cell tower facility.
- 3.A 50-foot non-structural setback zone was established for this fault.
- 4. The potential for liquefaction is very low due to the lack of near surface groundwater (deeper than 50 feet).
- 5.Dry sand settlement potential was found to be 1.08 inch which is tolerable.
- 6. The potential for landsliding is very low.
- 7. Seiches are not considered a potential hazard to the project.

GEO02195 recommended:

- 1. Any sensitive facilities and utility trenches essential for the wireless operation should be moved outside of the restricted setback zone (fault rupture hazard).
- 2. The proposed 57-foot high monopine may be supported by a cast in place concrete caisson bearing into natural dense sandy material.

GEO No. 2195 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2195 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2

USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3

USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4

USE - NO ADD'L ROAD IMPRVMNTS

RECOMMND

No additional road improvements will be required at this time along Acacia Avenue due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

PRIOR TO GRADING PRMT ISSUANCE 60.

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 6 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - SKR FEE CONDITION (cont.)

RECOMMND

upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.25 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8. Procedures and protocol for collecting and processing of samples and specimens.
- 9. Fossil identification and curation procedures to be employed.
- 10. Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12. Procedures for reporting of findings.
- 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE - SITE EVALUATION

RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 03/15/13.

80.PLANNING. 2

USE - LIGHTING PLANS CT

RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN

RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that he branches for proposed monopine are spaced at

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

USE - RVW BLDNG PLNS/SOCKS/BRN (cont.)

RECOMMND

three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

80.PLANNING. 4

USE- LC LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

80.TRANS. 2

USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP - MSHCP FEE/ORDS 810 & 875

INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2

USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Riverside County LMS CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3

USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 3

USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4

USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.25 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Riverside County LMS CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24928 has been calculated to be 0.25 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

Riverside County LMS CONDITIONS OF APPROVAL

Page: 22

PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.)

RECOMMND

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24928 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

90.PLANNING. 8 USE- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

05/01/13 13:55

Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ (cont.)

RECOMMND

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 10 USE- LC COMPLY W/ LAND & IRR

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2

USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by

05/01/13 13:55

Riverside County LMS CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE-UTILITY INSTALL CELL TOWER (cont.) RECOMMND

the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE:

June 3, 2013

TO:

Planning Director

FROM:

H. P. Kang, Project Planner

RE:

Item No. 2.8 - Plot Plan No 24928 (Verizon Wireless)

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. <u>Attachment</u>: Three (3) correspondences were received in opposition to the project and they are as follows:

Ms. Cathi Franks – 41830 Vanchelle Ct (Health effects)

Mrs. Mary A. Johnson – 41745 Erin Drive (Fault line, close proximity to school, and location within single family residential area)

Ms. Sharyl Williams - 26070 Stanford Street (Health effects)

 Additional Contacts: Two (2) additional property owners contacted (via phone) the County of Riverside with no objections to the proposed wireless cell towers.

Dr. Michael Bushard – owns 41900 – 41960 Acacia Street Ezekiel Sotelo – Lives at 26138 Stanford Street

3. <u>Alternative Site Search:</u> Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north.

Kang, HP

From:

Cathi Franks [CathiFranks@roadrunner.com]

Sent:

Wednesday, May 15, 2013 11:51 AM

To:

Kang, HP

Subject:

Re: Cell Phone Tower Plot Plan # 24928

Importance:

High

Thank you for getting back to me, however, I did not get any message on my phone yesterday or today. If the message you intended to leave contains information in addition to your email message below, please call again.

I have contacted neighbors, both schools' administrations (within proximity of this planned cell tower), the superintendent of Hemet Unified School District and the Press Enterprise. I fully expect a strong show of force in opposition to the construction of said tower. Many people plan to attend the 6/3 Planning Dept. meeting at 1:30 p.m. in Riverside, but according to your website, that particular meeting is not on the schedule. If there is a change in date, time or place, I NEED to be notified in advance so that plans can be made by all parties to attend.

One more item I wish to include in my opposition to this tower, is the proximity to V.I.P. Tots, next to the Little Lake Elementary School, a pre-school intervention program for handicapped and medically fragile children as young as 18 months. A number of these children cannot tolerate even the small amount of emissions from cell phones, much less a 65' monstrosity emitting many times as much, behind their facility. Two schools should be ALL that be necessary to stop this project!! I hope that this will also be included in written opposition.

Thank you. Cathi Franks

---- Original Message -----

From: Kang, HP
To: 'Cathi Franks'

Sent: Wednesday, May 15, 2013 9:55 AM

Subject: RE: Cell Phone Tower Plot Plan # 24928

Dear Ms. Franks:

Thank you so much for taking interest in the developments in the County of Riverside near Hemet area. We are in receipt of your email, letter and the phone call. I did leave you a message on your phone yesterday. I will present this item at the Director's Hearing and your concerns will be a part of the added memo. If you have any questions, please do not hesitate to contact me.

Sincerely,

H. P. Kang

H. P. Kang, MBA Project Planner

Riverside County Planning Department

4080 Lemon St., 12th Fl.

Riverside, CA 92501-3634

(951)955-1888 O

(951)955-1811 F

hpkang@rctlma.org



From: Cathi Franks [mailto:CathiFranks@roadrunner.com]

Sent: Friday, May 10, 2013 12:15 PM

To: Kang, HP

Subject: Cell Phone Tower Plot Plan # 24928

I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.

As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.

I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.

Please make record of this communication and all that will follow.

County of Riverside Planning Department Attn: H. P. Kang P. O. Box 1409 Riverside, CA 92502



Re: Plot Plan No. 24928

Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Mary (1. church

Regards,

Mrs. Mary A. Johnson

41745 Erin Drive Hemet, CA 92544

Kang, HP

From:

swilliams@rcoe.us

Sent: To: Subject:

Wednesday, May 29, 2013 9:23 AM

Kang, HP

Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

Kang, HP

From:

swilliams@rcoe.us

Sent:

Wednesday, May 29, 2013 9:23 AM Kang, HP

To: Subject:

Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is in my backyard. I am concerned for the health of my child, and grandchild that live frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

County of Riverside Planning Department Attn: H. P. Kang P. O. Box 1409 Riverside, CA 92502



Re: Plot Plan No. 24928

Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

1) Too close to Little Lake Elementary School.

2) Location is on or close to the fault line.

3) Location is in a single family residential area

Mary 1. Course

Regards,

Mrs. Mary A. Johnson

41745 Erin Drive

Hemet, CA 92544

Kang, HP

From: Sent:

Randi Newton [RNewton@spectrumse.com] Wednesday, May 15, 2013 11:49 AM

To:

Kang, HP Subject:

RE: Cell Phone Tower Plot Plan # 24928

Attachments:

doc02984620130515114556.pdf

HP:

Attached are letters of interest that we sent out to other properties in the area. Only Mr. Johnson called with any interest.

The fire station was not a viable candidate due to limited space as well as height

Jehovah's Witness and Mormon churches have historically shown no interest.

Thank you,

Randi Newton (909) 944-5471 ext 13

----Original Message----

From: Kang, HP [mailto:HPKANG@rctlma.org] Sent: Wednesday, May 15, 2013 11:23 AM

To: Randi Newton

Subject: RE: Cell Phone Tower Plot Plan # 24928

Randi:

Another question..do you have documentation that you looked at alternative in the vicinity for the antenna? One of the Commissioner is remembering that the alternative analysis was not done at the time. Also he is mentioning that there is the Stater brother's shopping center on the south side of Florida Ave and east of Standford St. Additionally, there is also a County Fire station on Standford St. that might be an alternative.

Please let me know if you have that information. If you have any questions, please let meknow.

Sincerely, H. P.

----Original Message----

From: Randi Newton [mailto:RNewton@spectrumse.com]

Sent: Wednesday, May 15, 2013 9:37 AM

To: Kang, HP

Subject: Re: Cell Phone Tower Plot Plan # 24928

We will wait until the hearing. We cannot, like the County, discuss possible health concerns.

I will pull up the section and send. I'm out in the field but will be back this afternoon.

```
> Randi:
  > It will be covered at the hearing. Would you send me the section of
  the Additionally, would you like to contact Ms. Franks to discuss the
  matter or just wait until the hearing day? Please let me know.
  >
  > Sincerely,
  > H. P.
  > ----Original Message----
  > From: Randi Newton [mailto:RNewton@spectrumse.com]
  > Sent: Wednesday, May 15, 2013 8:52 AM
  > To: Kang, HP
  > Subject: Re: Cell Phone Tower Plot Plan # 24928
 > Fabulous. Thank you. Are you able to let her know that the Planning
 Department cannot deny the project based on health concerns? Or will
  that be covered at the hearing?
 > On May 15, 2013, at 8:36 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:
 >> Good Morning Randi:
 >> I received this email and a letter (from the same person) who is in
 opposition of your project. This letter will be a part of the staff
 report addition as a memo. Just wanted to inform you so that you can
 prepare for the hearing and any information that might address or give
 some comfort to the resident. Her address is listed in the email and
 the letter.
 >>
 >> If you have any questions, please let me know.
 >>
 >> Sincerely,
 >>
 >> H. P. Kang
 >> H. P. Kang, MBA
 >> Project Planner
>> Riverside County Planning Department
 >> 4080 Lemon St., 12th Fl.
 >> Riverside, CA 92501-3634
>> (951)955-1888 0
>> (951)955-1811 F
>> hpkang@rctlma.org
>> [RC Logo]
>>
>>
>>
>> From: Cathi Franks [mailto:CathiFranks@roadrunner.com]
>> Sent: Friday, May 10, 2013 12:15 PM
>> To: Kang, HP
>> Subject: Cell Phone Tower Plot Plan # 24928
>> I left a message this morning @ (951) 955-1888 to begin the process
of objecting to the plan to erect a Verizon Cell Tower at the Eastern
corner of Stanford and West of Meridian Sts. in Hemet. This location is
within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!
```

On May 15, 2013, at 9:17 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

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>>
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>> I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

>>

>> Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

>>

- >> Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health. >>
- >> As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.
- >> I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021. >>
- >> Please make record of this communication and all that will follow.

>>

>> >>

>>

>> <Cathie Franks 051413.pdf>

>> <image001.png>

LAND C EVELOPMENT CON JITTEE INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: November 3, 2011

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo

P.D. Archaeology Section-L. Mouriquand

Riv. Co. Surveyor- Bob Roberson

Riv. Co. Information Technology-J. Sarkasian

Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.

County Service Area #69 c/o EDA

3rd District Supervisor 3rd District Planning Commissioner

City of Hemet

Eastern Municipal Water Dist.

Southern California Edison

CHANGE OF ZONE NO. 7760, PLOT PLAN NO. 24928, AND VARIANCE NO. 1879 - EA42443 -Applicant: Verizon Wireless - Engineer/Representative: Spectrum Surveying & Engineering - Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CR:MDR) (2 - 5 Dwelling Units per Acre) - Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St - 6.11 Acres - Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1) - REQUEST: The Change of Zone proposes to change the zoning classification from Watercourse, Watershed & Conservation Areas (W-1) to One Family Dwellings (R-1). The Plot Plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 57' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will contain a 184 square foot equipment shelter, a permanent generator, and two (2) GPS antennas. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 57 feet, which there by raises the maximum height allowed by 7 feet. - APNs: 449-080-001.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC Comment Agenda on December 8, 2011. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

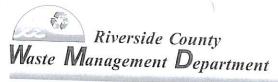
Should you have any questions regarding this project, please do not hesitate to contact Damaris Abraham, Project Planner, at (951) 955-5719 or email at DABRAHAM@rctlma.org / MAILSTOP# 1070.

COMMENTS:

COPY

		The state of the s
DATE:	SIGNATURE:	
PLEASE PRINT NAME AND TITLE:		
TELEPHONE:		

If you do not include this transmittal in your response, please include a reference to the case number and project



Hans W. Kernkamp, General Manager-Chief Engineer

November 10, 2011

Damaris Abraham, Project Planner Riverside County Planning Department P. O. Box No. 1409 Riverside, CA 92502-1409

RE:

Plot Plan (PP) No. 24928

Proposal: The PP proposes a wireless communication facility.

APN: 449-080-001

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Mayberry Avenue, south of Acacia Avenue, east of Stanford Street, and west of Meridian Street, in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1. **Prior to issuance of a grading and/or building permit,** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- 4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Damaris Abraham, Project Flanner PP No. 24928 November 10, 2011 Page 2

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Ryan Ross Planner IV

PD88468v46

NOTICE OF PUBLIC HEARING

INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24928 – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – REQUEST: The Plot Plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. (Quasi-Judicial)

TIME OF HEARING:

1:30 pm or as soon as possible thereafter.

DATE OF HEARING:

June 3, 2013

PLACE OF HEARING:

County Administrative Center 1st Floor, Conference Room 2A

4080 Lemon Street Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at www.tlma.co.riverside.ca.us/planning/dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the date, time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

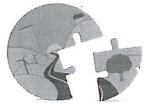
If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

Attn: H. P. Kang

P.O. Box 1409, Riverside, CA 92502-1409



Carolyn Syms Luna Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Set 10#CC006134

APPLICATION FOR LAND USE AND DEVELOPMENT

nation (4)
CHECK ONE AS APPROPRIATE:
PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT VARIANCE
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: _ PP24928 DATE SUBMITTED: _ 4-19-11
APPLICATION INFORMATION
Los Angeles SMSA Limited Partnership, Applicant's Name: <u>Jba Verizon Wircless</u> E-Mail:
Mailing Address: 15505 Sand Canyon Avenue, Briding D. First Flour Irvine, CA 92118
Irvine, CA 9268 City State State Tip
ZIP
Daytime Phone No: (449) 286-7000 Fax No: ()
Engineer/Representative's Name: Clo Brianna Noter Engineering
Mailing Address: 8390 Maple PI Flo
Rancho Cocamonga, CA 91730
City State ZIP
Daytime Phone No: (909) 944-5471, x15 Fax No: (909) 944-5971
Property Owner's Name: Robert Johnson E-Mail:
Trion,
Mailing Address: 39481 Newport Road Street
More, on 9 243
Pautimo Phone New 1001 1005 1005
Daytime Phone No: (951) 285-0254 Fax No: ()
the property is owned by more than one person, attach a separate page that reference the application asse number and lists the names, mailing addresses, and phone numbers of all persons having an atterest in the real property or properties involved in this application.
ORD FA42442 /CECNOSIE

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Brianna Noter PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Robert Johnson PRINTED NAME OF PROPERTY OWNER(S) ELADSS JOHNSON PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
See attached sheet(s) for other property owners signatures.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 449-080-001
Section: 13 Township: 58 Range: 1W
Approximate Gross Acreage: 4 lac
General location (nearby or cross streets): North of Mayberry Avenue, South of

APPLICATION FOR LAND USE AND DEVELOPMENT Acacia Avenue, East of Stanford Street, West of Meridian Street. Thomas Brothers map, edition year, page number, and coordinates: 2008, pg. SII, F-7 Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD): The proposal includes a new 45 monopine with antennas at a 55 Centerline. prefabricated shelter will be used to house equipment and the entire lease area be screened with an 8' block wall. A permanent generator is also proposed. Related cases filed in conjunction with this request: None. Is there a previous development application filed on the same site: Yes \(\square \) No \(\square \) If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.) E.A. No. (if known) _____ E.I.R. No. (if applicable): ____ Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes \(\subseteq \) No \(\subseteq \) If yes, indicate the type of report(s) and provide a copy: _ Is water service available at the project site: Yes 🔀 No 🔲 If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes \(\subseteq \text{No } \overline{\text{\infty}} \) Is sewer service available at the site? Yes No If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes \(\square \) No \(\square \) How much grading is proposed for the project site? Estimated amount of cut = cubic yards: _____ Estimated amount of fill = cubic yards _____ Does the project need to import or export dirt? Yes \(\subseteq \) No \(\subseteq \)

Santa Ana River Santa Margarita River San Jacinto River Whitewater River HAZARDOUS WASTE SITE DISCLOSURE STATEMENT Sovernment Code Section 65962.5 requires the applicant for any development project to consult pecified state-prepared lists of hazardous waste sites and submit a signed statement to the local gency indicating whether the project is located on or near an identified site. Under the statute, no pelication shall be accepted as complete without this signed statement. (we) certify that I (we) have investigated our project with respect to its location on or near an identified azardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge.	APPLICATION FOR	LAND USE AND DEVELOPM	ENT	-	
What is the anticipated source/destination of the import/export? What is the anticipated route of travel for transport of the soil material? How many anticipated truckloads?					
What is the anticipated source/destination of the import/export? What is the anticipated route of travel for transport of the soil material? How many anticipated truckloads?	Import	Export	Neithe	er _	
How many anticipated truckloads? What is the square footage of usable pad area? (area excluding all slopes) sq. ft. Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No State development proposal located within 8½ miles of March Air Reserve Base? Yes No State State Proposal located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed ocation)? Santa Ana River Santa Margarita River San Jacinto River Whitewater River HAZARDOUS WASTE SITE DISCLOSURE STATEMENT Sovernment Code Section 65962.5 requires the applicant for any development project to consult pecified state-prepared lists of hazardous waste sites and submit a signed statement to the local poplication shall be accepted as complete without this signed statement. (we) certify that I (we) have investigated our project with respect to its location on or near an identified azardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. If the project is located on or near an identified hazardous waste site. The project is located on or near an identified hazardous waste site. Please list the location of the variety Representative (1) August August Please list the location of the variety Representative (2) August Please Interpretative (2)					
sq. ft. Is the square footage of usable pad area? (area excluding all slopes)	What is the anticipate	d route of travel for transport of	the soil material?		
sq. ft. Is the square footage of usable pad area? (area excluding all slopes)	How many anticipated	truckloads?		truck loade	
Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No Sirves, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No Does the development project area exceed more than one acre in area? Yes No Sirves is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed ocation)? Santa Ana River	What is the square for	otage of usable pad area? (area	excluding all slopes)_	sa ft	
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s the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)? Santa Ana River Santa Margarita River San Jacinto River Whitewater River HAZARDOUS WASTE SITE DISCLOSURE STATEMENT Sovernment Code Section 65962.5 requires the applicant for any development project to consult pecified state-prepared lists of hazardous waste sites and submit a signed statement to the local gency indicating whether the project is located on or near an identified site. Under the statute, no pelication shall be accepted as complete without this signed statement. (we) certify that I (we) have investigated our project with respect to its location on or near an identified y (Our) investigation has shown that: The project is not located on or near an identified hazardous waste site. The project is located on or near an identified hazardous waste site. Please list the location of the location waste site(s) on an attached sheat.					
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wner/Representative (1) Date Date	The project is not lo	cated on or near an identified h	azardous waste site.	9	
vner/Representative (2)	The project is locat azardous waste site(s)	ed on or near an identified haz on an attached sheet.	ardous waste site. Pleas	e list the location of the	
vner/Representative (2)			Date	4/1/11	
	wner/Representative (2	2)			

NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

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TIME OF HEARING:

1:30 pm or as soon as possible thereafter.

DATE OF HEARING:

June 3, 2013

PLACE OF HEARING:

County Administrative Center 1st Floor, Conference Room 2A

4080 Lemon Street Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at www.tlma.co.riverside.ca.us/planning/dh.html

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Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

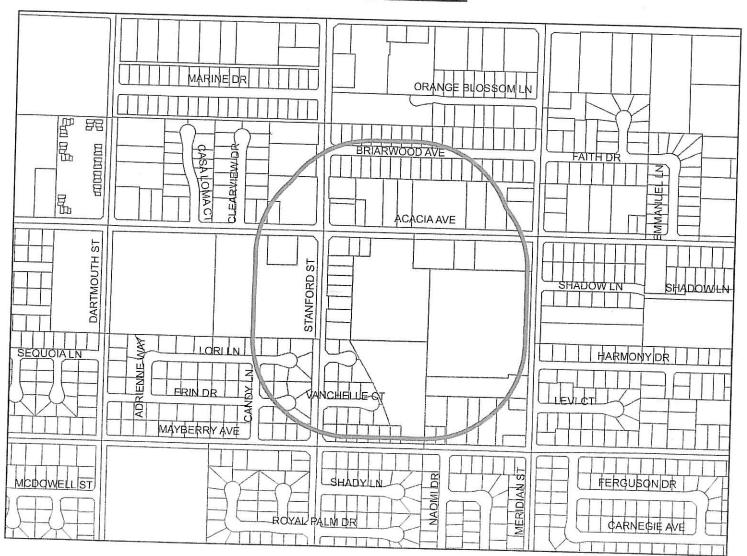
Attn: H. P. Kang

P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM PP24928

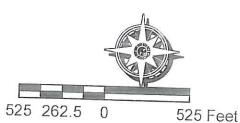
I,, certify that on
(Print Name)
T/24/2013 the attached property owners list (Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name) Distance Buffered: 600 Feet .
Pursuant to application requirements furnished by the Riverside County Planning Department
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 300 feet of the property involved, or if that area yields less than 2
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries
based upon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site access/improvements, said list includes a complete and true compilation of the names and
mailing addresses of the owners of all property that is adjacent to the proposed off-site
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge. I
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME:Stella Spadafora
TITLE/REGISTRATION: GIS Analyst
ADDRESS: 4080 Lemon St. 10 th Floor
Riverside, CA 92501
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

<u>PP24928</u> (600 Feet Radius)



Selected Parcels

438-122-033 449-080-034 449-080-029 449-071-019 438-122-004 449-080-019 438-122-027 438-122-006 449-090-008	438-122-034 438-122-014 438-122-001 438-130-023 449-080-007 449-071-016 449-090-001 449-080-018	438-121-004 449-080-021 449-071-026 449-080-009 449-071-033 438-121-001 449-080-027 449-090-006 449-080-005	438-121-005 449-080-011 449-090-012 438-130-049 449-090-011 438-121-012 438-122-013 449-090-009 449-080-032	449-080-023 449-071-029 449-080-026 449-080-033 438-122-005 449-080-035 449-090-007 449-090-010 449-071-015	438-121-009 449-071-020 438-121-007 438-121-011 449-071-017 438-122-010 438-122-012 438-121-003	438-121-002 438-130-050 449-080-030 438-122-003 449-090-019 438-122-002 438-122-002 438-122-003	438-122-036 449-090-020 449-080-038 449-080-015 449-080-010 449-080-022 449-080-020 449-071-014	438-122-016 438-122-008 438-122-028 449-080-024 449-071-027 438-122-037	449-080-006 438-122-017 449-080-017 438-122-029 449-071-025
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ASMT: 438121001, APN: 438121001 MICKELINA BURRELL 25890 STANFORD ST HEMET, CA. 92544

ASMT: 438121009, APN: 438121009 ROBERTA JONES, ETAL P O BOX 4721 INCLINE VILLAGE NV 89450

ASMT: 438121002, APN: 438121002 HOLLY TIMMS, ETAL 5335 JAMESTOWN SAN DIEGO CA 92117

ASMT: 438121010, APN: 438121010 STEVEN GEYER 1831 CLOVE ST SAN DIEGO CA 92106

ASMT: 438121003, APN: 438121003 SPASM INV II 4900 SANTA ANITA AV NO 2C EL MONTE CA 91732

ASMT: 438121011, APN: 438121011 LINDA ALDRIDGE 41880 BRIARWOOD AVE HEMET, CA. 92544

ASMT: 438121005, APN: 438121005 ROSINA VARGAS, ETAL 5316 INGLESTONE DR HEMET CA 92545

ASMT: 438121012, APN: 438121012 HANAN ENDRAWS, ETAL 28681 MALABAR RD TRABUCO CANYON CA 92679

ASMT: 438121006, APN: 438121006 MARIA ROMERO, ETAL 25857 LAZY CLOUD WAY SUN CITY CA 92585

ASMT: 438122001, APN: 438122001 JACK ROY 25962 STANFORD HEMET CA 92544

ASMT: 438121007, APN: 438121007 JOHN CRAVEN 1308 E VINE ST WEST COVINA CA 91790

ASMT: 438122002, APN: 438122002 LEIDY AGUILAR, ETAL 41781 BRIARWOOD DR HEMET, CA. 92544

ASMT: 438121008, APN: 438121008 TIMOTHY SMITH 26670 WHARTON CT HEMET CA 92544

ASMT: 438122003, APN: 438122003 PAUL BRAIMAN, ETAL P O BOX 495 LAKE ARROWHEAD CA 92352



ASMT: 438122004, APN: 438122004 MARGUERITE AUGUSTINE 20401 BOWFONDS ST ASHBURN VA 20147

ASMT: 438122005, APN: 438122005 MARNEL SAAVEDRA 41813 BRIARWOOD AVE HEMET, CA. 92544

ASMT: 438122006, APN: 438122006 ROBERT SCALES 632 PARNEVIK DR HEMET CA 92545

ASMT: 438122007, APN: 438122007 DONNA SCHAEFER, ETAL 1540 MISSION MEADOWS DR OCEANSIDE CA 92057

ASMT: 438122008, APN: 438122008 CYNTHIA BANCHI, ETAL 26305 WISDOM DR HEMET CA 92544

ASMT: 438122010, APN: 438122010 PACIFIC PARADISE ASSET MANAGEMENT 23052 ALICIA PK NO 456H MISSION VIEJO CA 92692

ASMT: 438122011, APN: 438122011 MELCHOR MAGDALENO, ETAL 543 TRANSIT AVE RIVERSIDE CA 92507 ASMT: 438122012, APN: 438122012 JUDY HOLTE, ETAL P O BOX 4020 HEMET CA 92546

ASMT: 438122013, APN: 438122013 RAQUEL BARREDA, ETAL 895 BROWNING CT SAN JACINTO CA 92583

ASMT: 438122014, APN: 438122014 ELVIRA LACSON 9728 HAMPSHIRE ST RANCHO CUCAMONGA CA 91730

ASMT: 438122015, APN: 438122015 RICHARD CAMPANELLA, ETAL C/O JOSEPH RUSSO 28409 KING APACHE MENIFEE CA 92584

ASMT: 438122017, APN: 438122017 JOSEPH MINER 2576 NEWPORT BLV COSTA MESA CA 92627

ASMT: 438122024, APN: 438122024 DANIEL MCGIVNEY, ETAL 26691 LORE HEIGHTS CT HEMET CA 92544

ASMT: 438122027, APN: 438122027 SAN JACINTO, ETAL 41861 ACACIA AVE HEMET CA 92544



ASMT: 438122029, APN: 438122029 MARY BISHARA, ETAL 6896 MAGNOLIA AVE RIVERSIDE CA 92506

ASMT: 438130023, APN: 438130023 KEVIN DEENIK 20605 KASABA CT WILDOMAR CA 92595

ASMT: 438122031, APN: 438122031 EAST CONGR JEHOVAHS WITNESSES HEMET C/O DAVID R JOHNSON P O BOX 5025 HEMET CA 92544

ASMT: 438130024, APN: 438130024 CLAIBORNE SHACKELFORD, ETAL 41704 ACACIA AVE HEMET, CA. 92544

ASMT: 438122032, APN: 438122032 EASTERN MUNICIPAL WATER DIST P O BOX 8300 PERRIS CA 92572

ASMT: 438130049, APN: 438130049 FRANCESCA INGARDIA, ETAL 39780 NOTTINGHILL DR MURRIETA CA 92563

ASMT: 438122034, APN: 438122034 COUNTY OF RIVERSIDE C/O REAL ESTATE DIVISION P O BOX 1180 RIVERSIDE CA 92502

ASMT: 438130050, APN: 438130050 HEMET PROP C/O RAYMOND J BADDOUR 1401 N PALM CANYON NO 200 PALM SPRINGS CA 92262

ASMT: 438122035, APN: 438122035 S H REVOCABLE LIVING TRUST 41858 ACACIA AVE HEMET, CA. 92544

ASMT: 449060004, APN: 449060004 SHARON NELSON, ETAL P O BOX 1377 HEMET CA 92546

ASMT: 438122036, APN: 438122036 MONICA HORN, ETAL 1304 FELIPE SAN CLEMENTE CA 92673

ASMT: 449071014, APN: 449071014 SANDRA CLARKE HARO 41676 LORI LN HEMET, CA. 92544

ASMT: 438122037, APN: 438122037 CORA DELAPENA, ETAL P O BOX 28523 SAN DIEGO CA 92198

ASMT: 449071015, APN: 449071015 GARRY HAMDORF, ETAL C/O GARRY ALLAN HAMDORF 6544 SALIZAR ST SAN DIEGO CA 92111 ASMT: 449071016, APN: 449071016 MICHAEL MACLEAN 41718 LORI LN HEMET, CA. 92544

ASMT: 449071017, APN: 449071017 ANNA PEVEHOUSE, ETAL 41740 LORI LN HEMET, CA. 92544

ASMT: 449071018, APN: 449071018 MARIA GARCIA, ETAL 41750 LORI LN HEMET, CA. 92544

ASMT: 449071019, APN: 449071019 JOSEPHINE DAUGHERTY 41741 LORI LN HEMET, CA. 92544

ASMT: 449071020, APN: 449071020 KAREN DUNN, ETAL C/O GREGORY DUNN 2985 VISTA WAY HEMET CA 92544

ASMT: 449071021, APN: 449071021 SALLY RIGDON, ETAL 771 N HEMET ST HEMET CA 92544

ASMT: 449071024, APN: 449071024 CHARLES HOOVER 27505 PACHEA TR HEMET CA 92544 ASMT: 449071025, APN: 449071025 MARGENE MANGABAT, ETAL 41720 ERIN DR HEMET, CA. 92544

ASMT: 449071026, APN: 449071026 KATHERINE WARREN, ETAL 41742 ERIN DR HEMET, CA. 92544

ASMT: 449071027, APN: 449071027 DEBORAH FELBINGER, ETAL 41748 ERIN DR HEMET, CA. 92544

ASMT: 449071028, APN: 449071028 MARY JOHNSON, ETAL 41745 ERIN DR HEMET, CA. 92544

ASMT: 449071029, APN: 449071029 ANNETTE HILLIS, ETAL 41725 ERIN DR HEMET, CA. 92544

ASMT: 449071033, APN: 449071033 MARIO FATA 221 FLOWER ST COSTA MESA CA 92627

ASMT: 449080001, APN: 449080001 GLADYS JOHNSON, ETAL 39481 NEWPORT RD HEMET CA 92543 ASMT: 449080002, APN: 449080002 SHARON OBUCHON STAUB 41795 ACACIA AVE HEMET, CA. 92544

ASMT: 449080003, APN: 449080003 BRITTANY CORDREY 41785 ACACIA AVE HEMET, CA. 92544

ASMT: 449080005, APN: 449080005 SHARYL ADAMS WILLIAMS 26070 STANFORD ST HEMET, CA. 92544

ASMT: 449080006, APN: 449080006 JACQUELLINNE GOMEZ, ETAL 26080 STANFORD ST HEMET, CA. 92544

ASMT: 449080007, APN: 449080007 MARIA GODINEZ 26052 GIRAD ST HEMET CA 92544

ASMT: 449080009, APN: 449080009 LASHAWN DAWKINS 26108 STANFORD ST HEMET, CA. 92544

ASMT: 449080010, APN: 449080010 MARYANNE WHEELER 26114 STANFORD ST HEMET, CA. 92544 ASMT: 449080011, APN: 449080011 ESEQUIEL SOTELO 26138 STANFORD ST HEMET, CA. 92544

ASMT: 449080015, APN: 449080015 LOAN EMPORIUM INC 2393 PACER DR NORCO CA 92860

ASMT: 449080017, APN: 449080017 MARCO VARGAS 41760 VAN LINDEN CT HEMET, CA. 92544

ASMT: 449080018, APN: 449080018 JANET SHAHAN, ETAL 41800 VAN LINDEN CT HEMET, CA. 92544

ASMT: 449080019, APN: 449080019 DAWN GOW, ETAL 41801 VAN LINDEN CT HEMET, CA. 92544

ASMT: 449080020, APN: 449080020 ROBERT BARBOT 2601 MEMPHIS AVE HENDERSON NV 89052

ASMT: 449080021, APN: 449080021 DINA ZAYAS, ETAL P O BOX 2463 HEMET CA 92546



ASMT: 449080022, APN: 449080022 MARY STANFORD, ETAL 41760 VANCHILLE HEMET, CA. 92544

ASMT: 449080023, APN: 449080023 VIVIAN CAMP, ETAL 41780 VANCHELLE CT HEMET, CA. 92544

ASMT: 449080024, APN: 449080024 PHEBE WORLEY, ETAL C/O WORLEY FAMILY TRUST 41800 VANCHELLE CT HEMET, CA. 92544

ASMT: 449080025, APN: 449080025 CATHERINE FRANKS, ETAL 41830 VANCHELLE CT HEMET, CA. 92544

ASMT: 449080026, APN: 449080026 JASON SPRAGG 41833 VANCHELLE CT HEMET, CA. 92544

ASMT: 449080027, APN: 449080027 RAFAEL ARMENDARIZ 41799 VANCHELLE CT HEMET, CA. 92544

ASMT: 449080028, APN: 449080028 BARBARA BRADLEY, ETAL 41785 VANCHELLE CT HEMET, CA. 92544 ASMT: 449080029, APN: 449080029 DONALD SMESTAD, ETAL C/O DONALD R SMESTAD 41773 VANCHELLE CT HEMET, CA. 92544

ASMT: 449080030, APN: 449080030 JOSE HERNANDEZ 41761 VANCHELLE CT HEMET, CA. 92544

ASMT: 449080031, APN: 449080031 ISABEL DIAZ, ETAL C/O ISABEL DIAZ 41760 MAYBERRY AVE HEMET, CA. 92544

ASMT: 449080032, APN: 449080032 SHAWANDA ARRINGTON 41774 MAYBERRY AVE HEMET, CA. 92544

ASMT: 449080033, APN: 449080033 LAWRENCE PENA 41792 MAYBERRY AVE HEMET, CA. 92544

ASMT: 449080034, APN: 449080034 SAGRARIO URRUTIA, ETAL 41808 MAYBERRY AVE HEMET, CA. 92544

ASMT: 449080035, APN: 449080035 OSCAR ESCOBAR 41824 MAYBERRY AVE HEMET, CA. 92544 ASMT: 449080036, APN: 449080036 JANINE MONTGOMERY, ETAL 41840 MAYBERRY AVE HEMET, CA. 92544

ASMT: 449080037, APN: 449080037 JTH REAL ESTATE, ETAL 27068 LA PAZ RD STE 286 ALISO VIEJO CA 92656

ASMT: 449080038, APN: 449080038 JOSE MALPARTIDA 17411 JACQUELYN LN NO 3 HUNTINGTON BEACH CA 92647

ASMT: 449090001, APN: 449090001 SAN JACINTO, ETAL 41861 ACACIA ST HEMET, CA. 92544

ASMT: 449090002, APN: 449090002 VIP TOTS INC 41915 E ACACIA AVE HEMET, CA. 92544

ASMT: 449090007, APN: 449090007 BLANCA YBANEZ, ETAL 41890 MAYBERRY AVE HEMET, CA. 92544

ASMT: 449090008, APN: 449090008 SFR 2012 1 U S WEST 135 N LOS ROBLES 4TH FL PASADENA CA 91101 ASMT: 449090009, APN: 449090009 ROBERT THACKER 41930 MAYBERRY HEMET, CA. 92544

ASMT: 449090010, APN: 449090010 ROBERT THACKER 41930 MAYBERRY AVE HEMET CA 92544

ASMT: 449090011, APN: 449090011 MARJORIE MANDELLA 41950 MAYBERRY AVE HEMET CA 92544

ASMT: 449090012, APN: 449090012 JANET JONES 26229 MERIDIAN ST HEMET, CA. 92544

ASMT: 449090019, APN: 449090019 MARY PARMELEE 26181 MERIDIAN ST HEMET, CA. 92544

ASMT: 449090021, APN: 449090021 HEMET UNIFIED SCHOOL DIST C/O RICHARD BECK 2350 E LATHAM AVE HEMET CA 92545 Pechanga Indian Reservation Council P.O. Box 1477 Temecula, CA 93593

Eastern Information Center Dept. of Anthropology 1334 Watkins Hall, University of California, Riverside Riverside, CA 92521-0418

ATTN: Michael McCann / David Barker Reg.Water Quality Control Board #9 San Diego 9174 Sky Park Court, Suite 100 San Diego, CA 92123-4340

3rd Supervisor District Jeff Stone, Supervisor Board of Supervisors, Riverside County Mail Stop 1003

Eastern Information Center Dept. of Anthropology 1334 Watkins Hall, University of California, Riverside Riverside, CA 92521-0418

Applicant:
Los Angeles SMSA LP
DBA: Verizon Wireless
15505 Sand Canyon Avenue, Bldg. D, 1st Fl.,
Irvine, CA 92618

Centralized Correspondence, Southern California Gas Company P.O. Box 3150 San Dimas, CA 91773

Hemet Unified School District 1791 W. Acacia Ave. Hemet, CA 92545

ATTN: Michael McCoy Riverside Transit Agency 1825 3rd St. P.O. Box 59968 Riverside, CA 92517-1968

ATTN: John Petty c/o Chantell Griffin, Planning Commission Secretary Planning Commission, Riverside County Mail Stop 1070

ATTN: Tim Pearce, Region Planner Southern California Gas Transmission 251 E. 1st St. Beaumont, CA 92223-2903

Engineer: Randi Newton Spectrum Services, Inc. 8390 Maple Place, Suite 110 Rancho Cucamonga, CA 91730 Cultural Resources Committee, Pechanga
Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Lake Hemet Water District 26385 Fairview Ave. P.O. Box 5039 Hemet, CA 92544

Southern California Edison 2244 Walnut Grove Ave., Rm 312 P.O. Box 600 Rosemead, CA 91770

Centralized Correspondence, Southern California Gas Company P.O. Box 3150 San Dimas, CA 91773

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Owner: Robert and Gladys Johnson 39481 Newport Road Hemet, CA 92543



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

TO: ☐ Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk	FROM: Riverside County Planning Departme 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409	ent 38686 El Cerrito Road Palm Desert, California 92211
SUBJECT: Filing of Notice of Determination in complian		rces Code.
EA42443/Plot Plan No. 24928 Project Title/Case Numbers		
H. P. Kang County Contact Person	951-955-1888 Phone Number	
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)		
Los Angeles SMSA LP, dba Verizon Wireless Project Applicant	15505 Sand Canyon Avenue, Building D, 1 st	Floor, Irvine, CA 92618
The project is located on the southerly side of Acacia Ave Project Location The plot plan proposes a wireless communication facility three (3) sectors at 58 foot height, one (1) parabolic ante 30kw generator mounted on a new 5 foot by 8 foot confoot lease area surrounded by a six (6) foot block wall w section of the property 50 feet away from the existing fau Project Description This is to advise that the Riverside County Planning Direct following determinations regarding that project:	for Verizon Wireless, disquised as a 65 foot high pinna. The project also includes approximately 200 squintete spill containment pad, associated coaxial cable right landscaping on approximately six (6) acre vacant sit line. Access to the facility is proposed with a 12 foot	ne tree with twelve (12) panel antennas located or are foot equipment shelter, two (2) GPS antennas runs, and associated conduits within a 900 square site. The location of the tower is to the south wesit wide easement along the western property line.
The project WILL NOT have a significant effect on the significant effect of the significant effect effect of the significant effect e	te environment. pursuant to the provisions of the California Environme of the approval of the project. WAS NOT adopted. adopted for the project.	ental Quality Act (\$2,156.25 + \$50.00).
Signature	Project Planner	
Date Received for Filing and Posting at OPR:	THE	Date
HK/hk Revised 8/25/2009 Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-I	CNOD Form PP24928 docx	
Please charge deposit fee case#: ZEA42443 ZCFG581	5 .\$2,165.50 FOR COUNTY CLERK'S USE ONLY	



Director

PLANNING DEPARTMENT

NEGATIVE DECLAR	ATION				
Project/Case Number: Plot Plan No. 24928					
Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.					
PROJECT DESCRIPTION, LOCATION (see Environmental Asse	PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42443).				
COMPLETED/REVIEWED BY:					
By: H. P. Kang Title: Project Planner	Date: <u>March 27, 2013</u>				
Applicant/Project Sponsor: <u>Verizon Wireless</u>	Date Submitted: April 20, 1011				
ADOPTED BY: Planning Director					
Person Verifying Adoption: H. P. Kang	Date:				
The Negative Declaration may be examined, along with document: Riverside County Planning Department, 4080 Lemon Street, 12th For additional information, please contact H. P. Kang at (951) 955 Revised: 10/16/07 Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Negative	n Floor, Riverside, CA 92501 5-1888. Declaration.PP25168.docx				

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

A* REPRINTED * R1103691

4080 Lemon Street

39493 Los Alamos Road

38686 El Cerrito Rd

Second Floor

Suite A

Indio, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 955-3200

(951) 694-5242

************************************* *************************

Received from: VERIZON WIRELESS LOS ANGELES

\$64.00

paid by: CK 2104

CA FISH AND GAME FOR EA42443

paid towards: CFG05815

658353120100208100

CALIF FISH & GAME: DOC FEE

at parcel: 41825 ACACIA AVE HEM

appl type: CFG3

MGARDNER

Apr 20, 2011 16:43

posting date Apr 20, 2011

***************************** Account Code Description

Amount \$64.00

Overpayments of less than \$5.00 will not be refunded!

CF&G TRUST: RECORD FEES

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1303000

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8277

(951) 955-3200

(951) 600-6100

Received from: VERIZON WIRELESS LOS ANGELES

\$2,156.25

paid by: CK 56803

paid towards: CFG05815

CALIF FISH & GAME: DOC FEE

CA FISH AND GAME FOR EA42443

at parcel #: 41825 ACACIA AVE HEM

appl type: CFG3

Apr 04, 2013 MGARDNER posting date Apr 04, 2013

Account Code 658353120100208100

Description CF&G TRUST

Amount \$2,156.25

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

Agenda Item No.: Area Plan: Mead Valley Zoning District: Mead Valley Supervisorial District: First/First

Project Planner: H. P. Kang

Planning Commission: December 4, 2013

GENERAL PLAN AMENDMENT NO. 936 CHANGE OF ZONE NO. 7734

CONDITIONAL USE PERMIT NO. 3642

CEQA EXEMPT

Applicant: Raminu, Inc.

Engineer/Representative: David Evans &

Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio). The Change of Zone proposes to change the project site's zoning classification from Rural Residential - 1/2 Acre Minimum (R-R-1/2) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to allow improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales. Development includes façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements.

The project is located at the northwest corner of Carroll Street and Markham Street in the area of Mead Valley within the County of Riverside.

ADDITIONAL INFORMATION:

On September 15, 2009, the Board of Supervisors approved to initiate the General Plan Amendment No. 936 to change the Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio).

On January 12, 2012, the Riverside County Airport Land Use Commission (ALUC) found General Plan Amendment No. 936, Change of Zone No. 7736, and Conditional Use Permit No. 3642 Consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port).

The Midway Jr. Market has been in existence from the early '70s as a provider of general goods for local area of Mead Valley. This property was purchased by Raminu, Inc. from the previous owner in 2002. The operation has not changed from the original and is still continues today. The applicant is seeking the above referenced projects to be consistent with the existing use and enhance the architectural elevations to the neighborhood.

The 2003 General Plan was a comprehensive plan that did not include the subject parcel and should have been amended at the time to a commercial land use designation of Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio). The existing zoning Rural Residential - 1/2 Acre Minimum (R-R-1/2) allows various commercial and industrial uses (e.g., bakery, bar, retail pharmacies, food mart, refreshment stand) with a conditional use permit. The proposed General Commercial (C-1/C-P) classification is consistent with the proposed Land Use designation of Commercial Retail (CD:CR). Therefore, the

D.M.

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE PERMIT NO. 3642

PERIVIT NO. 3642

PC Staff Report: December 4, 2013

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Change of Zone component is to bring the zoning and the new Land Use designations to a highly consistent status.

The Conditional Use Permit is to sell alcoholic beverage pursuant to the provisions of Section 18.48 (Alcohol Beverage Sales). This proposal gives the applicant more flexibility in providing alcoholic beverage to the local residents. The project also request to include propane refill sales, façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use Community Development: Commercial retail (CD:CR) (0.20 - 0.35 Floor Area Ratio)

2. Existing General Plan Land Use: Rural Community: Low Density Residential

(RC:LDR) (1/2 Acre Minimum)

3. Surrounding General Plan Land Use: Rural Community: Low Density Residential

(RC:LDR) (1/2 Acre Minimum)

4. Proposed Zoning: General Commercial (C-1/C-P)

5. Existing Zoning: Rural Residential (R-R-1/2)

6. Surrounding Zoning: Rural Residential (R-R-1/2)

7. Existing Land Use: Commercial mini-market

8. Surrounding Land Use: Single Family Residential uses in all directions.

9. Project Data: Total Acreage: 2.24 acres

Project Size: 5,310 square feet and a 1,785 square

foot retail building

10. Environmental Concerns: CEQA Exemption

RECOMMENDATIONS:

<u>CONSIDER</u> a Notice of Exemption under Section 15301 Class 1 (d), Section 15303 Class 3 (c), and Section 15311 Class 11 (b), based on no new square footage is added, rehabilitation of deteriorated or damaged structure and installation of a small parking lot; and,

<u>TENTATIVE APPROVAL</u> of **GENERAL PLAN AMENDMENT NO 936**, amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio); and,

<u>TENTATIVE APPROVAL</u> of CHANGE OF ZONE NO 7734, amended the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE PERMIT NO. 3642

PC Staff Report: December 4, 2013

Page 3 of 6

<u>ADOPTION</u> of a FINDING of "PUBLIC CONVENIENCE AND NECESSITY," regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the staff report; and,

<u>APPROVAL</u> of **CONDITIONAL USE PERMIT NO. 3642**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

- The project site is designated Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) on the Mead Valley Area Plan which does not allows for commercial retail development.
- 2. The proposed Land Use designation is Community Development: Commercial Retail (CD:CR) (0.20 0.35 Floor Area Ratio).
- 3. The proposed off-site alcohol sales at a neighborhood and community level are allowed in the Community Development: Commercial Retail Land Use designation within the floor area ratio (FAR) range from 0.2 to 0.35.
- 4. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level.
- 5. The proposed zoning for the project site is General Commercial (C-1/C-P).
- 6. The General Commercial zone permits a wide variety of commercial retail uses, as well as an array of professional office uses.
- 7. The "market" is specifically listed in the C-1/C-P zone and a "liquor store" is permitted with the approval of a conditional use permit. The operation of the existing Midway Jr Market is similar in hours of operation (7:00 am to 8:00 pm), the number of trips generated (42 peak hour trips), and noise level of commercial nature.
- 8. Based upon the Planning Department's Land Use Designation-Zoning Consistency Matrix, the change of zone's proposed General Retail (C-1/C-P) classification is identified as being highly consistent with the Commercial Retail (CR) (0.20 0.35 FAR) Land Use designation.
- 9. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan.
- The existing commercial use with alcohol sales is surrounded by Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to the north, south, east and west.
- 11. The existing commercial retail with alcohol sales (Midway Jr. Market) is consistent with the development standards set forth in the General Commercial (C-1/C-P).

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE

PERMIT NO. 3642

PC Staff Report: December 4, 2013

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12. The existing commercial retail use with alcohol sales is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the General Commercial (C-1/C-P) zone.

- 13. The existing commercial retail use with alcohol sales (as identified in the Section 9.50) is permitted in the General Commercial (C-1/C-P) zone based on County Ordinance No. 348.
- 14. The surrounding zoning is Rural Residential (R-R-1/2) to the north, east, west and south.
- 15. There are three (3) licenses (Type 20 & 21) exist currently in Census Tract No. 420.10. All licenses are active and the Conditional Use Permit is requesting the determination of Public Necessity & Convenience. Currently, there are approximately 1,962 persons per license including the current license (total of three).
- The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of the Ordinance No. 348.
- 17. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
- 18. The proposed project provides public necessity and convenience for the residents of the surrounding community.
- 19. The project site is an existing market/liquor store with no new square footage proposed that is previously disturbed and is surrounded with residential development in all directions.
- 20. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element based on existing structures and no new square footage will be added to the project. The number of trips generated during peak hour and the construction phase falls below the threshold based on the existing conditions and limited façade work to enhance the visual look of the building.
- 21. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_X , CO, PM_{10}) threshold that was identified in the 2003 General Plan EIR. The project generates 42 peak hour trips as identified in the Transportation Review Study dated October 24, 2012.
- All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
- 23. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 24. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE PERMIT NO. 3642

PC Staff Report: December 4, 2013

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would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.

Based on the existing buildings and no new square footage will be added with this permit. 25. Therefore, no potential impact is anticipated and an exemption is appropriate.

CONCLUSIONS:

- Proposed Land Use change was initiated on September 15, 2009 by the Board of Supervisors for 1. General Plan Amendment No. 936 to change the Land Use designation to Community Development: Commercial Retail (CD:CR).
- The proposed change of zone is in conformance with the Community Development: Commercial 2. Retail (CD:CR), and with all other elements of the Riverside County General Plan.
- The proposed change of zone is consistent with all applicable provisions of Ordinance No. 348. 3.
- The proposed project is consistent with the General Retail (C-1/C-P) zoning classification of 4. Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- The public's health, safety, and general welfare are protected through project design. 5.
- The proposed general plan amendment, change of zone and project are clearly compatible with 6. the present and future logical development of the area.
- 7. The proposed general plan amendment, change of zone and project was evaluated as a categorically exempt from further CEQA action based on above stated findings.
- The proposed project will not have a significant effect on the environment. 8.
- The proposed general plan amendment, change of zone and project will not preclude reserve 9. design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

- 1. As of this writing, one request for hearing was received.
- 2. The project site is not located within:
 - a. A Flood Zone:
 - A High Fire Area; b.
 - C. A Specific Plan;
 - An Agricultural Preserve; d.
 - A Subsidence Area; e.
 - f. A Fault Zone; or,
 - A Liquefaction area. g.
- 3. The project site is located within:

Plot Plan No. 24594

DH Staff Report: September 20, 2010

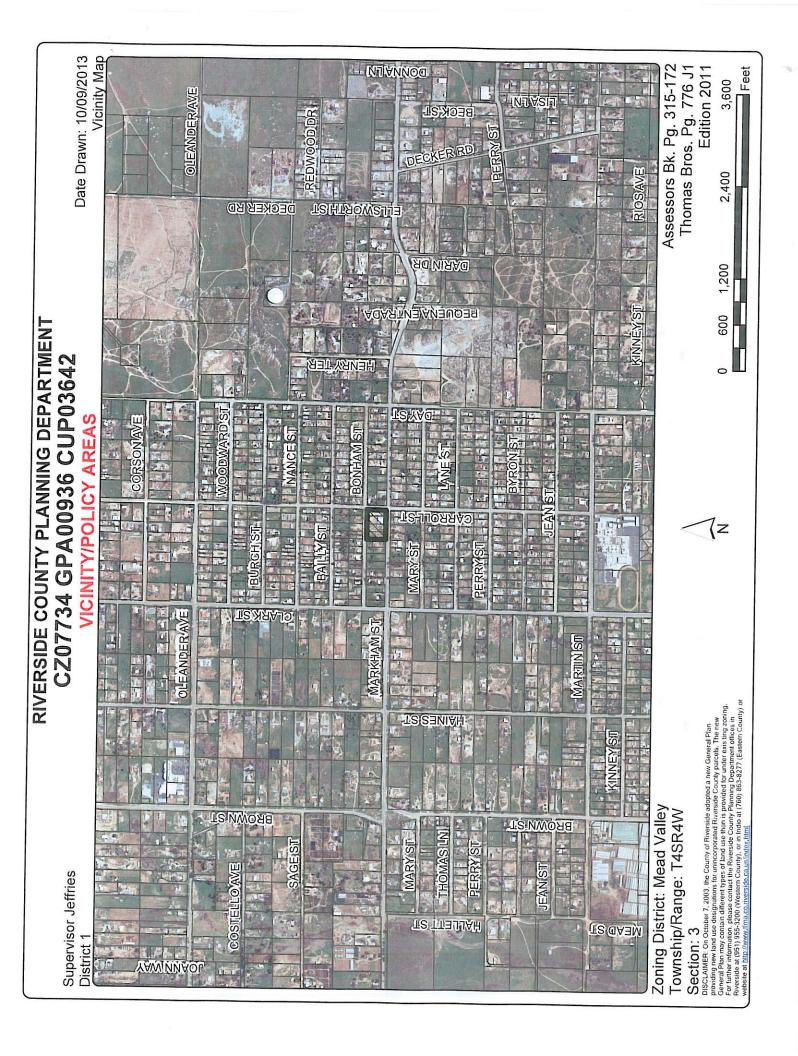
Page 6 of 6

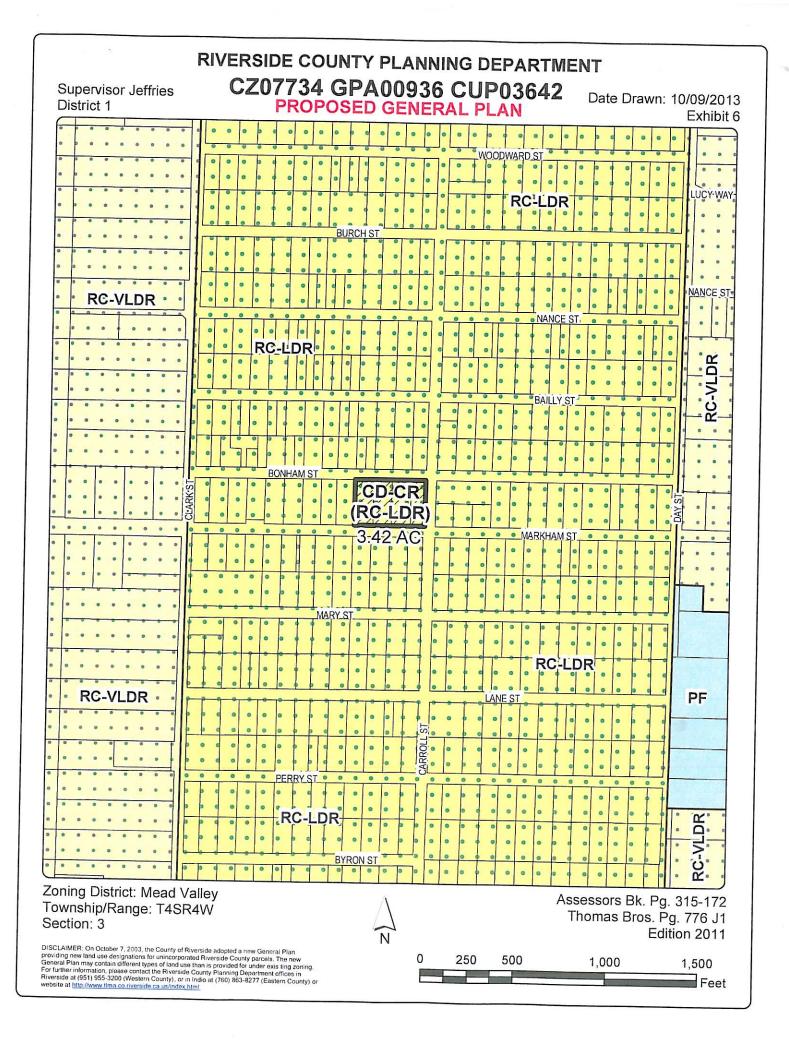
- a. A County Service Area;
- b. A City Sphere of Influence;
- c. An Airport Influence Area;
- d. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
- e. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley;
- f. The Stephens Kangaroo Rat Fee Area; and,
- g. The Boundaries of the Val Verde Unified School District.
- 4. The subject site is currently designated as Assessor's Parcel Numbers 315-172-010, 315-172-011, 315-172-012, and 315-172-013.

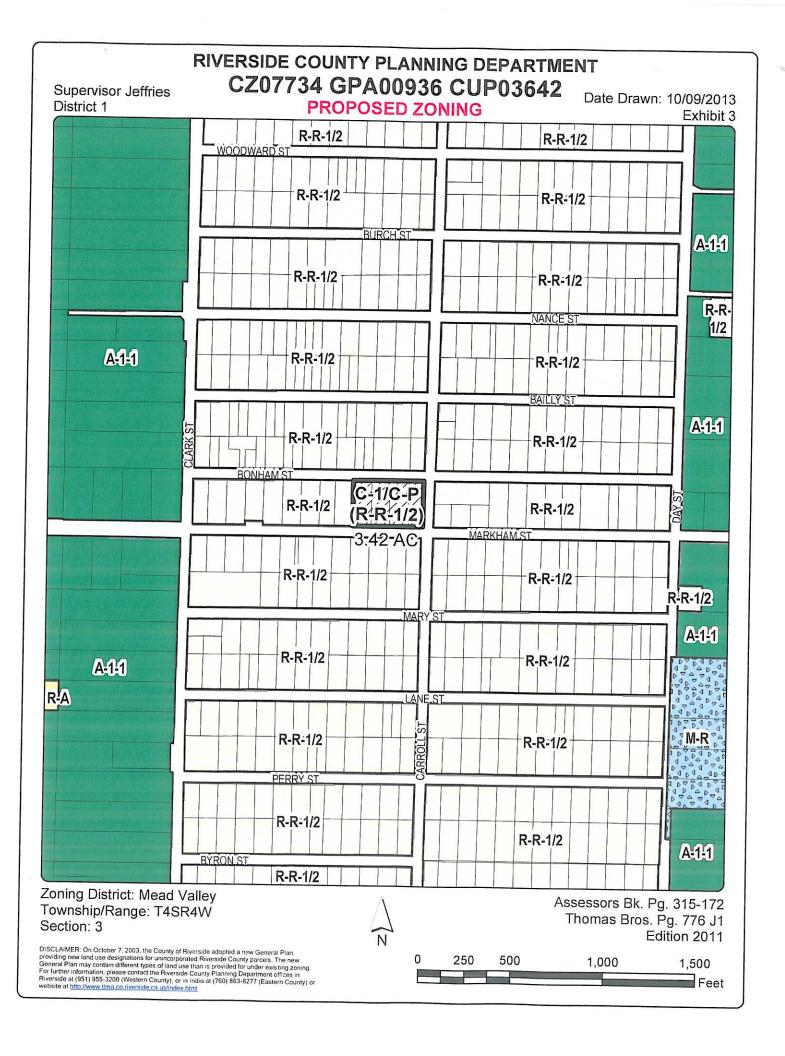
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Date Prepared: 04/17/13 Date Revised: 04/17/13







RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07734 GPA0936 CUP03642

Supervisor Jeffries District 1

LAND USE

Date Drawn: 10/09/2013

Exhibit 1



Zoning District: Mead Valley Township/Range: T4SR4W

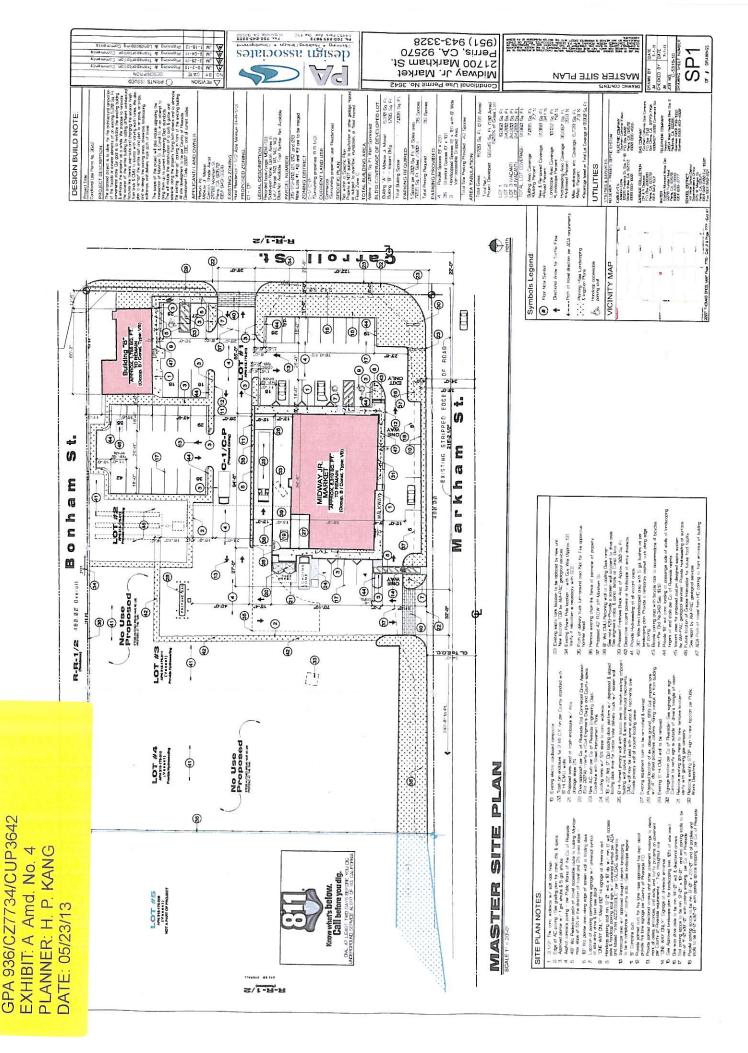
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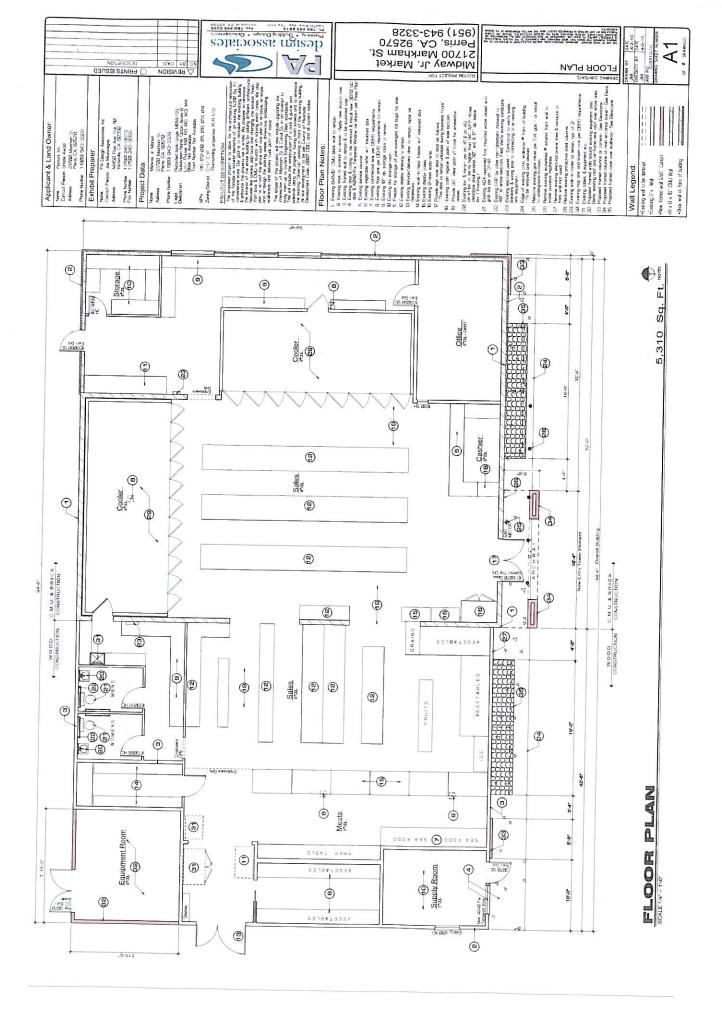
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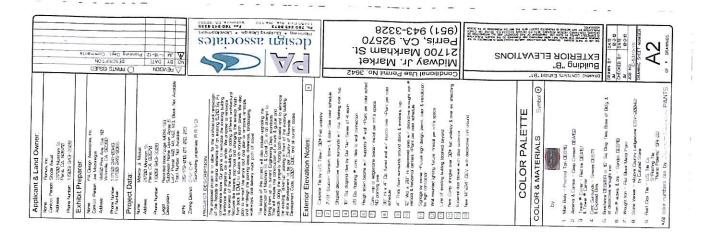
Assessors Bk. Pg. 315-172 Thomas Bros. Pg. 776 J1 Edition 2011

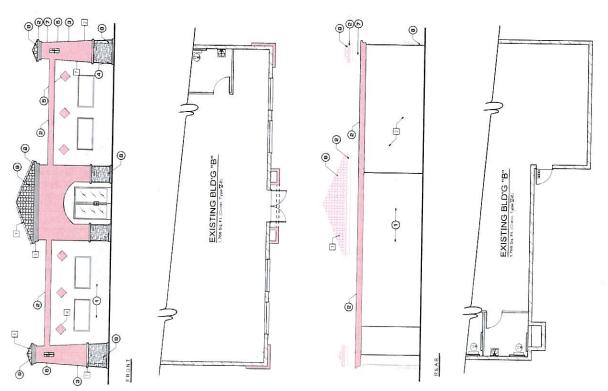
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcets. The new General Plan may contain different types of land use than is provided for under east ing zoning. For further information, please contact the Riverside County Plansing Department offices in Riverside at (1961) 955-3200 (Western County), or in India of (1961) 863-8277 (Eastern County) or website at https://www.tlma.co.rivenside.co.us/endex.kiml

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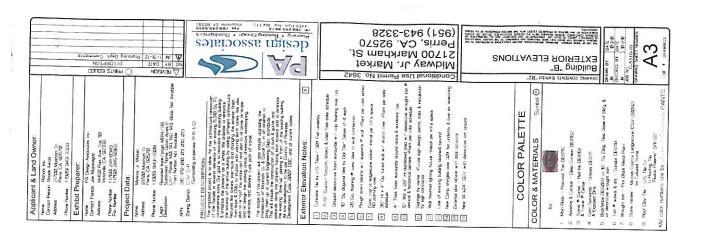


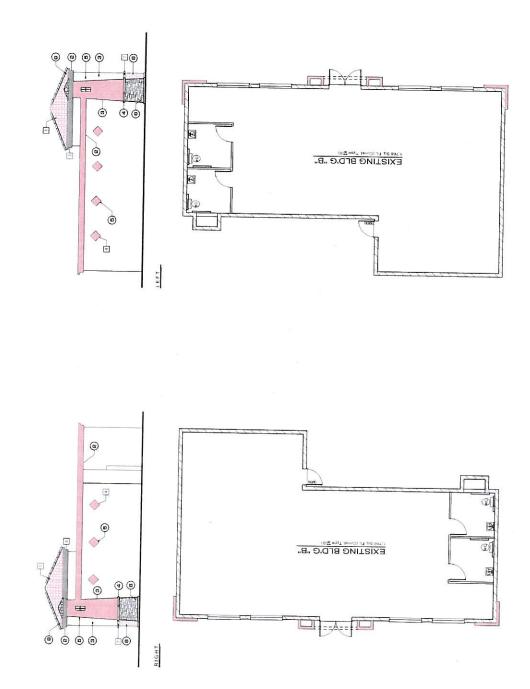




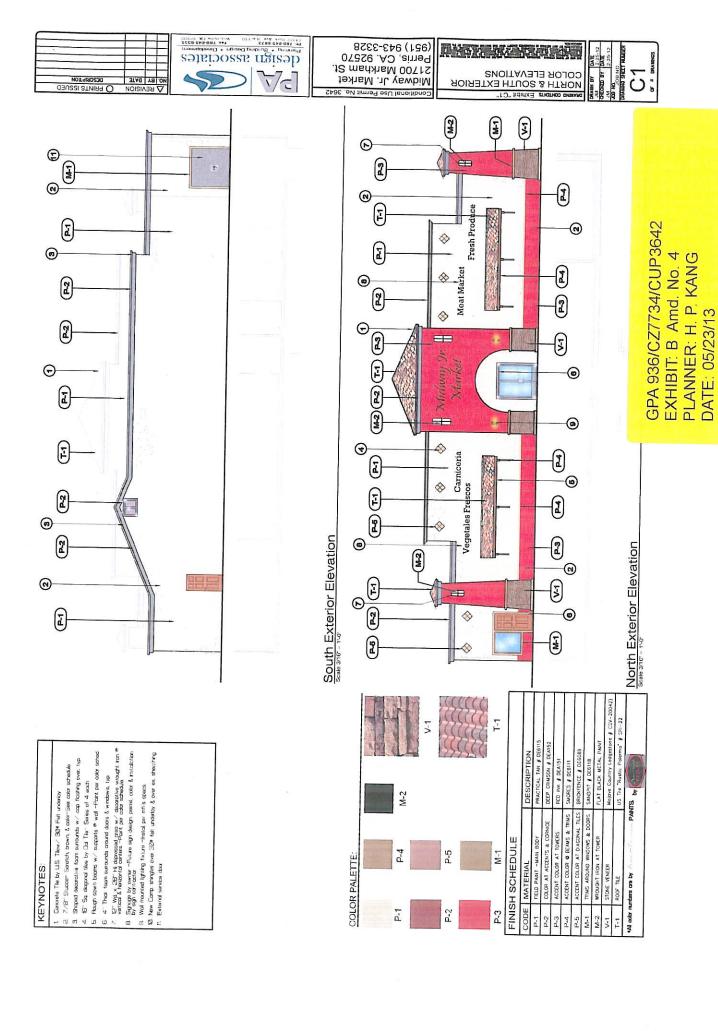


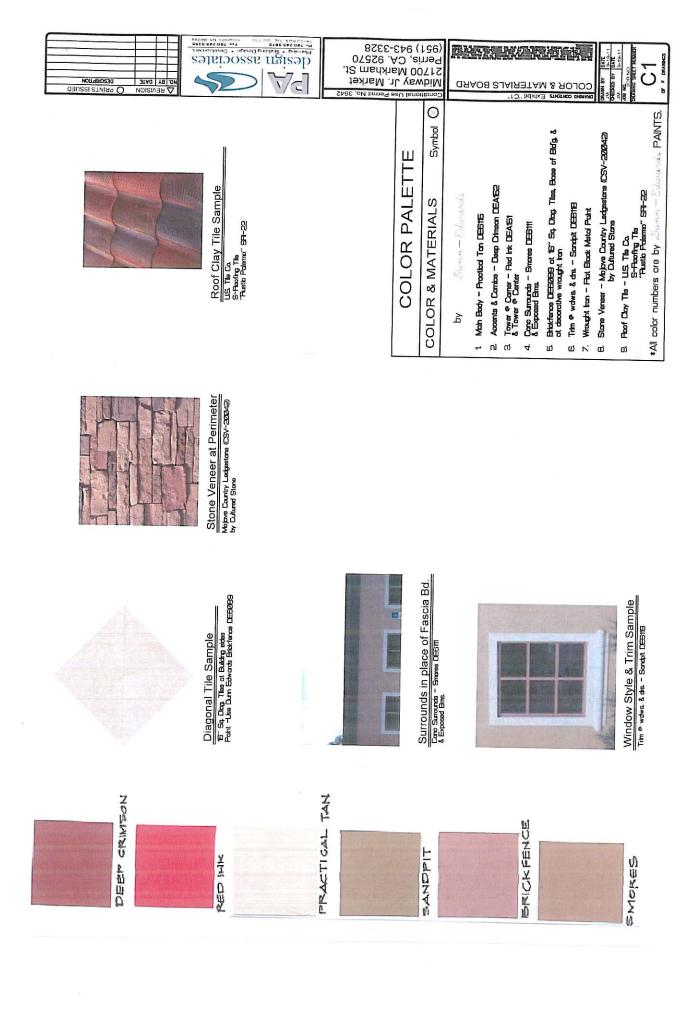
EXTERIOR ELEVATIONS





EXTERIOR ELEVATIONS







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 Crain holes (min. 2 per is
 Min. four (4) toggles
 per lotter Clear Lovan Back
 Transformer to LED
 Connector Aluminum face
 Return of letter
 White LEDs 6 Not Used (1) PYC Spacer L.E.D. REVERSE PAN CHANNEL LETTERS 1 1/2" ⊕ வீ ė 0 @ 6 Letter height varies "Midway Jr. Market" to be 5" deep aluminum reverse pan channel letters painted to match building [lighter tone]
Letters to be pin-mounted 1.½" from building fascia; internally illuminated with white LEDs
"Vegetales Frescos." "Camicena." "Meat Market," & "Fresh Produce" to be 5" deep aluminum reverse pan channel letters painted to match building [darker tone]
Letters to be pin-mounted 1.½" from building fascia; internally illuminated with white LEDs

Scale: 1/4" = 1'-0"

Manufacture & install five (5) sets of reverse pan channel letters

Five (5) sets required

NOTED 04/20/11 Tork
REVISIONS

VES ANGELES DIVISION
LOS ANGELES DIVISION
SAN BANGARANT
Tet. (1993) 923-5015 (1993)
Tet. (1993) 923-5015 (1993)

CLIENT INFORMATION

NAME: Midway Jr. Market

ADDRESS: 21700 Markham St. Perris, CA 92570

SALES EXEC. Dan Wheeler

Fresh Produce Meat Market 1 Atolway Ir. Carniceria Vegetales Frescos 0 0

Proposed South Sign Elevation 1/8" = 1'-0" Scale

GPA 936/CZ7734/CUP3642 EXHIBIT: C Amd. No. 4 PLANNER: H. P. KANG DATE: 05/23/13

PRODUCTION APPROVAL den Myr. Signature) DESIGN SHEET

11-9715 1 of 2

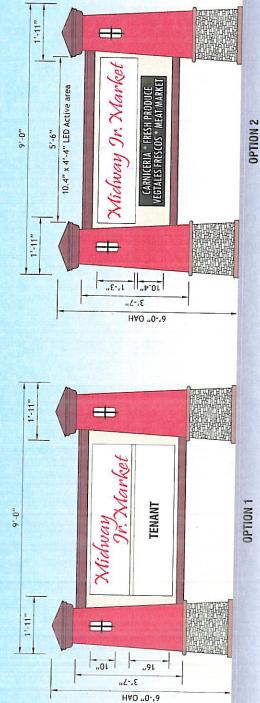
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CUSTOMER APPROVAL

The state of the s

CALIFORNIA CONTRACTOR LICENSE NO. 045 250739 @ 2011





Manufacture & install one (1) D/F internally illuminated monument sign

THE RES

1'-11"

Scale: 1/2" = 1'-0"

Monument to have aluminum skin over steel frame construction w/exterior painted to match building color scheme [including rock-base & lamps] Monument body to be aluminum with white acrylic tenant faces & vinyl overlay

Option 1: Acrylic face with 1 ½" divider bar and vinyl overlay Internally illuminated with white fluorescent lamps

Option 2: Acrylic face with and vinyl overlay Internally illuminated with white fluorescent lamps for 4".4" full-color 16 x 80 matrix 16mm LED [active area] display w/2 lines of copy

ACCEPTED WITH NO CHANGES
CACEPTED WITH CHANGES AS
NOTED
REVISE AS HOTED AND RE-SUBMIT PRODUCTION APPROVAL 11-9715 2 of 2 ction My Signature) DESIGN SHEET

CUSTOMER APPROVAL

CALIFORNIA CONTRACTOR LICENSE NO. 845 250739 ID 2011

Department of Building & Safety

COUNTY OF RIVERSIDE

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DEPARTMENT OF BUILDING & SAFETY COUNTY OF RIVERSIDE

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DEPARTMENT OF BUILDING & SAFETY COUNTY OF RIVERSIDE

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Dist#:

Fee:

County of Riverside Community Health Agency Department of Environmental Health

Facility:31067

Decal No. :

O.C.R.:

Date: 1/30/2003

Effective: 1/1/2003

Expires: 1/1/2004

Penalty:

Total Fees:

\$556,00



ENVIRONMENTAL HEALTH PERMIT

Lic. No.:

Sq.Ft./Make/Model: 2000-5999 Sq. Ft.

THIS PERMIT IS GRANTED FOR THE BUSINESS INDICATED ON THE CONDITION THE PERSON, CORPORATION OR ENTITY NAMED IN THE PERMIT WILL ENSURE THAT THE BUSINESS IS OPERATED IN COMPLIANCE WITH THE LAWS, ORDINANCES AND REGULATIONS THAT ARE NOW OR MAY HEREAFTER BE IN FORCE BY THE UNITED STATES GOVERNMENT, THE STATE OF CALIFORNIA AND THE COUNTY OF RIVERSIDE PERTAINING TO SUCH BUSINESS. THIS PERMIT MUST BE RENEWED ON OR RECORD THE EXPLICATION DATE AS CHOWN AROVE. THIS DEPART MAY BE SUCCESSIVED BY THE ENERGY CHARGE FOR THE UNITED STATES GOVERNMENT, THE STATE OF CALIFORNIA AND THE COUNTY OF RIVERSIDE PERTAINING TO SUCH BUSINESS. THIS PERMIT MUST BE RENEWED ON OR BEFORE THE EXPIRATION DATE AS SHOWN ABOVE. THIS PERMIT MAY BE SUSPENDED OR REVOKED BY THE ENFORCEMENT OFFICER FOR CAUSE. INSPECTION OF THIS BUSINESS MAY BE CONDUCTED BY A DULY AUTHORIZED REPRESENTATIVE OF THE DIRECTOR OF ENVIRONMENTAL Ramuni, Inc. NAME

D.B.A.

Midway Jr.

LOCATION

21700 Markham St.

TYPE OF BUSINESS

Food Establishment (R)

MAILING ADDRESS

21700 Markham St.

CITY AND STATE

Perris

92370

DEH-SAN-060 (Revised 7/95)

POST IN A CONSPICUOUS PLACE

DISTRIBUTION: ORIGINAL - OWNER; CANARY - FILE; PINK - FILE

CALIFORNIA STATE BOARD OF EQUALIZATION

CIGARETTE AND TOBACCO PRODUCTS LICENSING ACT OF 2003 RETAILER'S LICENSE

LICENSE NUMBER

LR Q STF 91-216329

BUSINESS MAILING ADDRESS: MIDWAY JR MARKET

EFFECTIVE DATE: 07/01/13 to 06/30/14

THIS LICENSE HAS BEEN ISSUED TO YOU UNDER DIVISION 8.6 (COMMENCING WITH SECTION 22970) OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.

NOT VALID AT ANY OTHER LOCATION ADDRESS.

PERRIS LOCATION ADDRESS:

RAMUNI INC

21700 MARKHAM ST

21700 MARKHAM ST

PERRIS, CA 92570-9455

IS HEREBY AUTHORIZED TO ENGAGE IN THE SALE OF CIGARETTES AND TOBACCO PRODUCTS.

THIS LICENSE IS VALID FOR THE EFFECTIVE DATE OR UNTIL SUSPENDED, REVOKED, OR CANCELED, AND IS NOT TRANSFERABLE. FOR GENERAL TAX QUESTIONS PLEASE TELEPHONE OUR TAXPAYER INFORMATION SECTION AT 800-400-7115 (TTY: 711). FOR INFORMATION ON YOUR RIGHTS, CONTACT THE TAXPAYERS' RIGHTS ADVOCATE OFFICE AT 888-324-2798 OR 916-324-2798.

BOE-442-LR REV. 3 (3-11)

A MESSAGE TO OUR LICENSE HOLDER

As a retailer, you have certain rights and responsibilities under the Cigarette and Tobacco Products Licensing Act of 2003. In order to assist you in your endeavor and to better understand the law, we offer the following informational sources:

- The Cigarette and Tobacco Products Licensing Act of 2003 found under Division 8.6 (commencing with section 22970) of the California Business and Professions Code.
- Our website at www.boe.ca.gov
- Our toll-free Taxpayer Information Section at 800-400-7115 (TTY: 711).

CA 92570-9455

As a retailer, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a Board of Equalization (BOE) representative when requested. In addition, you must keep the records on file at the location identified on your license for at least one year after the date of purchase. Specific requirements are set forth in the Cigarette and Tobacco Products Licensing Act of 2003.

You must notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. This license is valid only for the type of ownership and location specified on the license. A person who obtains a license as a retailer who ceases to do business, or who never commenced business, or whose license has been suspended or revoked, shall also notify the BOE immediately by writing to the State Board of Equalization, Special Taxes and Fees, P.O. Box 942879, Sacramento, CA 94279-0088 in order to make arrangements to surrender the license, or by giving the license to a BOE representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling, 888-324-2798 or 916-324-2798. Their fax number is 916-323-3319.

License must be displayed at location address for which issued and must be visible to your customers.

STATE BOARD OF EQUALIZATION

Special Taxes and Fees



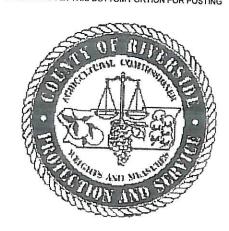
Division of Weights & Measures

PLEASE RETAIN THIS BOTTOM PURTION FOR POSTING

MIDWAY JR MARKET		
21700 MARKHAM ST		
PERRIS	CA	92570
PAYMENT VALIDATES PERMIT UNTIL		12/31/2013
DATE BILL MAILED		12/11/2012
PERMIT NO.		S00358
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CERTIFICATE OF REGISTRATION DEVICES

THIS CERTIFICATE IS VALID ONLY WHEN FEES HAVE BEEN PAID. IT IS NOT TRANSFERABLE. VOID UPON CHANGE OF OWNERSHIP OR LOCATION.



POST IN PUBLIC VIEW

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Page 531 of 1106

BUSINESS REGISTRATION

RIVERSIDE COUNTY

004028

The person, firm or corporation named below is granted this registration certificate pursuant to the provisions of RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by

Business Name:

Midway Jr Market

Business Location:

21700 MARKHAM ST

PERRIS, CA 92570-9455

1st Owner Name:

2nd Owner Name:

Ramuni Inc

MIDWAY JR MARKET

21700 MARKHAM ST PERRIS, CA 92570-9455

BUSINESS LICENSE #:

Business Type:

Description:

Grocery Store

Effective Date:

May 21, 2013

Expiration Date:

May 20, 2014

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL ALCOHOLIC BEVERAGE LICENSE

OFF-SALE BEER AND WINE

VALID FROM

Mar 01, 2013

RAMUNI INC 21700 MARKHAM ST PERRIS, CA 92570-9455 **EXPIRES**

Feb 28, 2014

TYPE NUMBER DUP

20 . 395332

AREA CODE

3300 07

BUSINESS ADDRESS DBA: MIDWAY JR

RENEWAL

(IF DIFFERENT)

CONDITIONS

7

OWNERS:

RAMUNI INC



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the enewal payment was received timely. To check the status of your license, visit http://www.abc.ca.gov/datport/LQSMenu.html.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 lays before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in

ENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

ENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane rive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") ust be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

EASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

OSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

ONDITIONS: A copy of all applicable conditions must be kept on premises.

CENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by ND XX OTHERS". All names are on file and available upon request from your local ABC office.

3A: If you change your business name please notify your local ABC office.

ou have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at

TE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS ge 1

> License Serial# 549624

11/07/13 15:11

Riverside County LMS CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The Conditional Use Permit proposes to permit land use of and provide improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale of beer and wine for off-premises consumption, and a 1,785 sq. ft. retail building. Development includes faauade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3642. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3642 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3642, Exhibit A, Amended No. 4, dated 05/23/13, Exhibit B, Amended No. 4, dated 05/23/13, and Exhibit C, Amended No. 4, dated 05/23/13.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE - GENERAL INTRODUCTION (cont.)

RECOMMND

permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3

USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4

USE - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8

USE - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9

USE - 2:1 MAX SLOPE RATIO

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE

RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12

USE - DRAINAGE & TERRACING

RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13

USE - SLOPE SETBACKS

RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18

USE - OFFST. PAVED PKG

RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20

USE - RETAINING WALLS

RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23

USE - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24

USE - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLCK

RECOMMND

The applied CUP03642 states all structures are existing, and there is no construction at this time.

The site shall be accessible compliant as shown on the exhibit. Should any new construction or placement of structures be proposed or if it is determined that any existing construction or placement of structures has been constructed without proper building permits, the applicant will be required to submit building plans annd applicable documents to building and safety for review, approval and permit issuance per current adopted California Building Codes and Riverside County Ordinaces.

E HEALTH DEPARTMENT

10.E HEALTH. 1

USE - PERC TEST REQD

RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Departement of Environmental Health (DEH) is required for all new proposed onsite wastewater treatment systems (OWTS) and/or advanced treatment units (ATU).

10.E HEALTH. 1

USE - SEPTIC PLANS

RECOMMND

A set of three detailed contoured plot plans plans drawn to an appropriate scale showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance manual including the proposed onsite wastwater treatment system (OWTS) and/or Advanced Treatment Unit (ATU) design must be submitted to DEH for review and approval. If grading is proposed, all required information must be placed on Precise Grading Plans.

10.E HEALTH, 2

CUP#3642 - COMMENTS

RECOMMND

Based on the information provided by Rita Medellin (EDA) and Joe Mazariegos (owner), the existing septic system is non-certifiable. Therefore, the existing septic system shall be removed or properly abandoned under permit with the Department of Environmental Health (DEH). AM/PAC has performed a soils percolation study which

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10. GENERAL CONDITIONS

10.E HEALTH. 2 CUP#3642 - COMMENTS (cont.)

RECOMMND

will be submitted to DEH upon building permit submittal for review and acceptance. The proposed wastewater disposal system shall consist of an Advanced Treatment Unit (ATU) which will provide service to the two existing buildings containing plumbing.

A grease interceptor shall be properly sized to accomodate for any proposal to sell non-prepackaged foods. Moreover, the grease interceptor design shall be included on the required detailed contoured plot plan to be submitted to DEH for review upon building permit submittal.

The estimated building occupancies are as follows:

Building - Midway Jr Market

5310 square feet with 53 total occupants

Building "B" (two parts)

700 square feet with 46 occupants 1085 square feet with 5 occupants

10.E HEALTH. 3

EMWD POTABLE WATER SERVICE

RECOMMND

Conditional Use Permit#3642 is proposing to receive Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03642 is a proposal to permit an existing market and a retail building on an approximately 2.67-acre site. The construction of additional improvements to the site is also proposed. The site is located in the Mead Valley area northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street, and westerly of Carroll Street.

The site is located on a slight ridge therefore, except for nuisance nature local runoff, the site is considered free

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

from ordinary storm flood hazard. Street improvements should protect the site from any offsite runoff. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction shall comply with all applicable ordinances.

A preliminary project-specific Water Quality Management Plan (WQMP) was submitted which proposed BMP's that will mitigate the development's impact on water quality. submitted WQMP is acceptable and meets the minimum requirements necessary for the District to issue the conditions of approval for this project. The proposed BMP (infiltration trench) may need to be increased in size due to other physical constraints (primarily a high ground water table) but there appears to be sufficient room in the undeveloped area on the westerly portion of the site to provide an acceptable BMP. The size and location will be determined in the Final WOMP.

The project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 2

USE FINAL WOMP

RECOMMND

The submitted preliminary WQMP is acceptable and meets the minimum requirements necessary for the District to issue the conditions of approval for this project. The proposed BMP (infiltration trench) may need to be increased in size due to other physical constraints (primarily a high ground water table) but there appears to be sufficient room in the undeveloped area in the westerly portion of the site to provide an acceptable BMP. The size and location of the BMP will be determined in the Final WQMP.

It is unknown how much 'new' impervious area is being proposed for this project and how much of the existing site is impervious. If the new impervious area proposed with this development is less than 50% of the existing impervious area, then mitigation is required for only this amount of new impervious area. If the new impervious area proposed with this development is 50% or greater of the existing impervious area, then mitigation is required for the entire site.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FINAL WQMP (cont.)

RECOMMND

If the applicant is considering expanding this development to include the undeveloped westerly portion of the site, the District suggests providing a BMP large enough to mitigate for the complete development of the site at this time.

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 7

USE SUBMIT FINAL WOMP>PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

- 1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.
- 2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.
- 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 6

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 7

USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - COLORS & MATERIALS

RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

10.PLANNING. 10

USE - LAND DIVISION REQUIRED

RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 11

USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 12

USE - BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), and is calculated to provide 37 parking spaces, including 2 accessible parking spaces.

10.PLANNING. 13

USE - PERMIT SIGNS SEPARATELY

RECOMMND

Signs identified in Exhibit C Amd No. 4, dated 05/23/13 are approved pursuant to this project approval. Prior to the installation of any additional on-site advertising or directional signs, all appropriate review and approval is required.

10.PLANNING. 14 USE - LIMIT ON SIGNAGE

RECOMMND

Signage for this project shall be limited to the maximum sign as allowed in the Article XIX Advertising Regulations. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 15

USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING (cont.)

RECOMMND

to this approval.

10.PLANNING. 16 USE - PHASES ALLOWED

RECOMMND

Construction of this project may be done in one (1) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 20

USE - RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21

USE - NO SECOND FLOOR

RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 22

USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, [except the caretaker and members of the caretaker's family,] shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 23

USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - MAINTAIN LICENSING (cont.)

RECOMMND

approval from all appropriate departments or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 24

USE - NO OFF-ROAD USES ALLOWED

RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 25

USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 31

USE - CAUSES FOR REVOCATION

RECOMMND

- In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 32

USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

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10. GENERAL CONDITIONS

10.PLANNING. 33

USE - 90 DAYS TO PROTEST

RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 37

USE - NO USE PRPSED LIMIT

RECOMMND

The balance (undeveloped) portion of the property (approximately 0.84 acres or 36,657 square feet) APN 315-172-010, -011, -012, and -013 are designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 38

USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 41

USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO 3 (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2

USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3

USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water

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10. GENERAL CONDITIONS

10.TRANS. 4

USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-CUP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP (cont.)

RECOMMND

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 4

USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 7

USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-ininterest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 U

USE - NPDES/SWPPP (cont.)

RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2

USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3

USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4

USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.)

RECOMMND

Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11 USE - APPROVED WOMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.)

RECOMMND

stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WOMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 4

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 03642 is located within the limits

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4

USE MITCHARGE (cont.)

RECOMMND

of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.29-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1

USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.)

RECOMMND

paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 3 USE - PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 315-172-010, -011, -012, and -013. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1/C-P) zone.

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.56 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 14 USE - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP No. 3642 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 15 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 936, and Change of Zone No. 7734 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the developement standards of the designation and/or zone ultimately applied to the property.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

- 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 4

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project $\tilde{b}e$ required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 03642 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.29-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL.

RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines within Conditional Use Permit No. 3642 are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall obtain a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 4

USE - BLOWSAND & DUST CONTROL

RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5

USE - LIGHTING PLANS

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approvaland shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT Α.

80.PLANNING. 7

USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 8

USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

80.PLANNING. 17

USE - PLANS SHOWING BIKE RACKS

RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 18 USE - HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 19 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 315-172-010, -011, -012, and -013. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - PARCEL MERGR REQD (2) (cont.)

RECOMMND

Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1/C-P) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 20 USE - REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until General Plan Amendment No. 936 and Change of Zone No. 7734 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE

RECOMMND

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80. PLANNING. 28 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION/SUR

RECOMMND

Sufficient public street right-of-way along Markham Street shall be conveyed for public use to provide for a 42' foot half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reducted right-of-way from 50' to 42'.)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - MAP CORNER CUT-BACK/SUR

RECOMMND

All corner cutbacks including at the intersection of Bonham Street and Carroll Street shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3

USE-LC LANDSCAPE SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall open an IP account by filing an Agreement for Payment of Costs Application Processing form along with the payment of the current fee to the Riverside County Transportation Department for review and approval of the landscape plan submittal.

The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.
- 5) Use County standard title block and details.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE-LC LANDSCAPE SUBMITTAL (cont.)

RECOMMND

- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department shall verify that the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 4

USE - LC LANDSCAPE SECURITY

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department, Landscape Section who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Transportation Department, Landscape Section for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WOMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2

USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3

USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4

USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE, 5

USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5

USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

- 2.Base inspection prior to paving.
- 3. Precise grade inspection of entire permit area.
- a. Inspection of Final Paving
- b. Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2

USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3

USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH, 4

USE- E.HEALTH CLEARANCE REO

RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5

USE-FEE STATUS

RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE AS-BUILT BMP

RECOMMND

All structural BMPs described in the project-specific WQMPshall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

90.FLOOD RI. 2

USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3

USE IMPLEMENT WOMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 2

USE - HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in height, except as provided by Section No.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - HEIGHT LIMITATIONS (cont.)

RECOMMND

18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 4

USE - COLOR/FINISH COMPLIANCE

RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 5 USE - COMPLY W/ ACOUSTIC STUDY

RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 6

USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of forty-two (42) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7

USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9

USE - LOADING SPACES

RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11

USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval nd shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department

Riverside County LMS CONDITIONS OF APPROVAL

Page: 39

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING (cont.)

RECOMMND

approval.

90.PLANNING. 14 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 15

USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16

USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 19

USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - TRASH ENCLOSURES (cont.)

RECOMMND

with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 20

USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 29

USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.56 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in

Riverside County LMS CONDITIONS OF APPROVAL

Page: 41

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3642 is calculated to be 2.56 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1

USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5

USE - EXISTING MAINTAINED

RECOMMND

Markham Street along project boundary (from the westerly parcel line of APN: 315-172-010) to Carroll Street is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" AC dike, 32' half-width AC pavement, and match up asphalt concrete paving; as determined by the Transportation Department within the 42 foot half-width dedicated right-of-way in accordance with County Standard No. 94 and No. 212, Ordinance 461. (Modified for reduced right-of-way from 50' to 42', and no sidewalk, curb and gutter.)

NOTE: Construct a 35' wide AC driveway and AC dike return as approved by the Transportation Department.

Carroll Street along project boundary is designated as a Local Road and shall be improved with a 6" AC dike and 20' half-width AC pavement, and match up asphalt concrete paving as determined by the Transportation Department within the existing 30' half-width dedicated right-of-way in accordance with County Standard No. 105, Section C, and No. 212, Ordiance 461. (Modified for no sidewalk, curb and gutter.)

NOTE: Construct a 25' wide AC driveway and AC dike return as approved by the Transportation Department.

Riverside County LMS CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 11

USE - R-O-W DEDICATION/SUR

RECOMMND

Sufficient public street right-of-way along Markham Street shall be conveyed for public use to provide for a 42' half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 50' to 42'.)

90.TRANS. 12

USE - RELOCATE SIGNAGE

RECOMMND

The signage shown at the intersection of Markham Street and Carroll Street shall be relocated outside the ultimate road right-of-way.

90.TRANS. 13

USE-LC LNDSCP INSPECT DEPOSIT

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 14

USE - LNDSCPE INSPECTION ROMTS

RECOMMND

The permit holder's landscape architect is responsible for preparing the landscaping and irrigation plans (or on-site representative) and shall arrange for a INSTALLATION

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

USE - LNDSCPE INSPECTION RQMTS (cont.) RECOMMND

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an sixth month INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's 80.TRANS.4 condition of approval entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS.13 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 15

USE-LC COMPLY W/LNDSCP/IRRIGA

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE

CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: May 23, 2013

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept. Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section

P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 4 - EA42302 - Applicant: Raminu, Inc. -Engineer/Representative: PA Design Associates, Inc. - First Supervisorial District - Mead Valley Zoning District - Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) - Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street - 2.56 Gross Acres - Zoning: Rural Residential - 1/2 Acre Minimum (R-R-1/2) - REQUEST: The Conditional Use Permit is to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. - APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 - Concurrent Cases: GPA00936 and CZ07734

The attached Amended map(s) and/or exhibit(s) for the above-mentioned project are for your reference only.

Should you have any questions regarding this item, please do not hesitate to contact H. P. Kang, (951) 955-1888, Project Planner, or e-mail at hpkang@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE:	SIGNATURE	
PLEASE PRINT NAME AND TITLE:		
TELEPHONE:		

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: November 22, 2011

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety – Plan Check

Riv. Co. Parks & Open Space District Riv. Co. Environmental Programs Dept. P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo

P.D. Archaeology Section-L. Mouriquand

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 3 – EA42302 – Applicant: Raminu, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street – 2.56 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½) – REQUEST: The Conditional Use Permit is to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. – APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 – Concurrent Cases: GPA00936 and CZ07734

The attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project are for your reference only.

Should you have any questions regarding this item, please do not hesitate to contact Christian Hinojosa, (951) 955-0972, Project Planner, or e-mail at CHINOJOS@rctlma.org / MAILSTOP #: 1070

COMMENTS:



DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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LAND DEVELOPMENT COMMITTEE 4th CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: August 3, 2011

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Dept. of Public Health - Ind. Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.

P.D. Landscaping Section-R Dyo

P.D. Archaeology Section-L. Mouriquand Riv. Co. EDA- Redevelopment

P.D. Geology Section-D. Jones

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 3 - EA42302 - Applicant: Raminu, Inc. -Engineer/Representative: PA Design Associates, Inc. - First Supervisorial District - Mead Valley Zoning District - Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) - Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street - 2.56 Gross Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R-½) - REQUEST: The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. - APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 - Concurrent Cases: GPA00936 and CZ07734

Please review the attached Amended map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending September 1, 2011 LDC Comment Agenda deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Christian Hinojosa, (951) 955-0972, Project Planner, or e-mail at chinojos@rctlma.org / MAILSTOP #:

COMMENTS:



DATE:	SIGNATURE:	
PLEASE PRINT NAME AND TITLE: _		
TELEPHONE:		

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND L EVELOPMENT COMMITTEE 3rd CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409

Riverside, CA 92502-1409

DATE: April 14, 2011

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Dept. of Public Health - Ind. hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety - Grading

Riv. Co. Dept. of Building & Safety-Plan Check

Riv. Co. Parks & Open Space District Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo

P.D. Archaeologist-L. Mouriquand

Riv. Co. EDA- Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 2 - EA42302 - Applicant: Raminu, Inc. -Engineer/Representative: PA Design Associates, Inc. - First Supervisorial District - Mead Valley Zoning District -Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) - Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street -2.67 Gross Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R-½) - REQUEST: The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market, Midway Jr. Market, with the sale of beer and wine (ABC License Type 20) for off premises consumption, a 1,785 square foot undesignated retail building with a total of 31 parking spaces, 1 loading dock and a 1,000 gallon aboveground propane tank. - APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 - Concurrent Cases:

Please review the attached Amended map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending May 12, 2011 LDC Comment Agenda deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Christian Hinojosa, Project Planner, at (951) 955-0972, or e-mail at CHINOJOS@rctlma.org / MAILSTOP #: 1070

COMMENTS:



DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

If you do not include this transmittal in your response, please include a reference to the case number and project

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LAND DEVELOPMENT COMMITTEE 2nd CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: November 8, 2010

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety - Grading

Riv. Co. Dept. of Building & Safety-Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones P.D. Landscaping Section-R Dyo

Riv. Co. EDA-Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 1 - EA42302 - Applicant: Raminu, Inc. -Engineer/Representative: PA Design Associates, Inc. - First Supervisorial District - Mead Valley Zoning District - Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) - Location: northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street - 2.67 Gross Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R-1/2) - REQUEST: The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market, Midway Jr. Market, with the sale of beer and wine (type 20) for off premises consumption, a 2,250 square foot retail building, a 1,000 gallon propane tank, modify existing building elevations with related improvements and add 9,263 square feet of landscaping area with 31 parking spaces and 1 loading dock. - APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 - Concurrent Cases: GPA00936 and CZ07734

Please review the attached Amended map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending December 9, 2010 LDC Comment Agenda deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Christian Hinojosa, Project Planner, at (951) 955-0972, or e-mail at chinojos@rctlma.org /

COMMENTS:



DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND LEVELOPMENT CON JITTEE

INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: April 22, 2010

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety - Rendell K.

Riv. Co. Dept. of Bldg. & Safety - Grading Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones P.D. Trails Section-J. Jolliffe

Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept. County Service Area No. 152 c/o EDA

Riv. Co. EDA - RDA (Erlan Gonzalez)

Riv. Co. ALUC - John Guerin

March Air Reserve Base

Mead Valley MAC 1st District Supervisor

1st District Planning Commissioner

City of Perris

Val Verde Unified School Dist. Eastern Municipal Water Dist. Southern California Edison Southern California Gas Co.

Time Warner Cable RWQCB - Santa Ana

Eastern Information Center (UCR)

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734, AND CONDITIONAL USE PERMIT NO. 3642 -

EA42302 – Applicant: Ramuni, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District - Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) -Location: Southerly Bonham Street, westerly side of Carroll Street, northerly side of Markham Street and easterly of Clark Street - 2.24 Net Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R-½) REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the project site's zoning classification from Rural Residential - ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to permit and provide improvements an existing neighborhood retail center consisting of a 5,310 sq. ft. Market and a 1,785 sq. ft. retail building. Development includes façade enchantments, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements -APNs: 315-172-010, 315-172-011, 315-172-012, 315-172-013.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on May 27, 2010. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff

Should you have any questions regarding this project, please do not hesitate to contact Jeff Horn, Project Planner, at (951) 955-4641 or email at JHORN@rctIma.org / MAILSTOP# 1070.

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



1995 MARKET STREET RIVERSIDE, CA 92501 951.955.1200 FAX 951.788.9965 www.rcflood.org 131327

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

May 19, 2010

Riverside County Planning Department County Administrative Center 4080 Lemon Street Riverside, CA 92501

Attention: Jeff Horn

Change of Zone 07734

Area: Mead Valley

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or flood proofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

MEKBIB DEGAGA

Engineering Project Manager

CUP 03642

EWR:blj



Riverside County Sheriff's Department Perris Station 137 N. Perris Blvd. Suite A, Perris, CA 92570

STANLEY SNIFF, SHERIFF-CORONER

May 18, 2010

Riverside County Planning Department 4080 Lemon Street, 9th Floor P.O. BOX 1409 Riverside, Ca. 92502-1409

Attn: Jeff Horn, Project Planner 951-955-4641

Dear Sir:

The Midway Junior Market, Ramuni Incorporated, is proposing a commercial use development at 217700 Markham Street.

The Riverside County Planning Department has requested a response from our agency regarding the project's impact upon law enforcement service.

The development does not appear to be substantial in scope, and does not appear to include factors that would impact law enforcement services.

- The project site falls within the service area boundary of the Perris Sheriff Station.
 The address for the Perris Sheriff Station in 1277 No. 1277 N
- The address for the Perris Sheriff Station is 137 N. Perris Blvd., Ste. A, Perris, CA 92570.
- 3. There are no established minimum standards for law enforcement response times. We anticipate that the following average response times for the project area will continue:
 - a. Emergency response times of nine (9) minutes, 25 seconds
 - b. Non-emergency response times of 17 minutes, seven (7) seconds

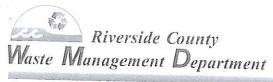
If there is any further information required, please do not hesitate to contact me at (951) 210-1026.

Very truly yours,

STAN SNIFF, SHERIFF

John Metroka, Lieutenant

Perris Station



Hans W. Kernkamp, General Manager-Chief Engineer

May 18, 2010

Jeff Horn, Project Planner Riverside County Planning Department P. O. Box No. 1409 Riverside, CA 92502-1409

RE:

Conditional Use Permit (CUP) No. 3642

Proposal: The CUP proposes to permit and provide improvements to an existing

neighborhood retail center

<u>APNs</u>: 315-172-010;-011;-012;-013

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Bonham Street, west of Carroll Street, north of Markham Street, and East of Clark Street, in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a grading permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. Within 12 months of project approval, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
- 3. Prior to issuance of a grading permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.

Jeff Horn, Project Planner CUP No. 3642 May 18, 2010 Page 2

- 4. Within 12 months of project approval, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
- 5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- 7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross Planner IV

PD88468v5



May 10, 2011

TO: Christian Hinojosal, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3642, Amended No. 2

A noise study is not required based upon the submitted diagrams, surrounding zoning, existing roadways between sensitive receivers on the north, south and east of the existing market site. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Please contact Steve Hinde if you have any questions.



"No Excuses"

BOARD OF EDUCATION:

Fredy R. De Leon, J.D. Stacey L. Guzman Marla D. Kirkland Wraymond Sawyerr D. Shelly Yarbrough

Alan Jensen, Ed.D.

Superintendent

Michael McCormick Assistant Superintendent Education Services

David Bazan
Director,

Information Technology

Deborah Bryant Director, Assessment & Accountability

Vicki Butler Director, Special Education

Patricia Ralphs

Administrator, Human Resources

John Simonson Assistant Superintendent Student Services

Robert Block Director, Child Welfare &

Attendance

Mike Boyd

Deputy Superintendent Business Services

Michael Hazan Director, Risk Managemeni

Sandee Hackett Director, Facilities and

and Maintenance & Operations

Kristin Merritt

Director, Business Services

Robert Quanstrom Director, Food Services

Stacy Strawderman Director, Contracts and Purchasing Services

Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

April 30, 2010

Jeff Horn, Project Planner COUNTY OF RIVERSIDE, Planning Department 9th Floor, CAC – P.O. Box 1409 Riverside, CA 92502-1409

Re: Project Description:

General Plan Amendment amends from Rural to Community

Development, Low Density to Commercial Use

Location:

S Bonham, W Carroll, N Markham, E Clark

Applicant:

Ramuni, Inc.

APN:

315 172 010, 011, 012, 013

Dear Mr. Horn:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

- The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
- The District recommends that it be apprised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District as well as the Val Verde District Office staff.
- Val Verde Unified School District has adopted State statutory industrial/commercial fees.
 Companies within your jurisdiction will need to satisfy the appropriate fees <u>prior</u> to issuance of building permits.

We appreciate your requesting our input concerning this project. Should you have any questions or concerning regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely.

Sandee Hackett

Director, Facilities/Maintenance & Operations

SH/gjc

cc: Alan Jensen, Ed.D., Superintendent

Michael Boyd, Deputy Superintendent, Business Services

CCUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY Planning Department

Ron Goldman Planning Director

CCOO 5971

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:	
☐ PLOT PLAN ☐ CONDITIONAL ☐ REVISED PERMIT ☐ PUBLIC USE PE	USE PERMIT TEMPORARY USE PERMIT
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.	
CASE NUMBER: CUP 03642	DATE SUBMITTED: 4-5-2010
APPLICATION INFORMATION EA 4230 8	CFG 05664
Applicant's Name: RAMUNI, INC.	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street	
Perris Stre	et 92392 90-570
City Sta	100,0
Daytime Phone No: (951) 943-3328	Fax No: (951) 940-1200
Engineer/Representative's Name: PA Design Associate	
Mailing Address: 14450 Park Ave. Ste. 110	
Victorville Stree CA	st 92392
City Stat	
Daytime Phone No: (760) 245-9673	Fax No: (760) 245-9355
Property Owner's Name: Ramuni, Inc.	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham St.	
Perris Street CA	92570
City State	
	ZIP
Daytime Phone No: (951) 943-3328	Fax No: (951) 940-1200

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1010 (06/05/09)

Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable. Shale Awal PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Shade Awad State State Not acceptable.
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OVER THE
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property. See attached sheet(s) for other property owners signatures.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 315-172-010 ,315-172-011, 315-172-012 ,315-172-013 ,315-172-014
Section: 3 Township: 4 South Range: 4 West
Approximate Gross Acreage: 3.427 Gross Acres / 2.67 Net Acres
General location (nearby or cross streets): North of Markham St, South of
Bonham St, South of, South of
Thomas Brothers map, edition year, page number, and coordinates: PG. 716 GEDJI & PG. 777 GED

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):
The proposed project is to allow for the facade renovation & some exterior elements such as reroofing the building of the existing community store. We would like to continue the use of the existing buildings as a convenience store, to continue the sales of propane gas, and to continue the sales of alcohol from this location. We also propose to revitalize the existing parking area & driveways & landscaping.
Related cases filed in conjunction with this request:
EA and CFG and GPA 00936
Is there a previous development application filed on the same site: Yes ✓ No □
If yes, provide Case No(s)(Parcel Map, Zone Change, etc.)
E.A. No. (if known) EA-1136 E.I.R. No. (if applicable): N/A
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
If yes, indicate the type of report(s) and provide a copy:
ls water service available at the project site: Yes ✓ No □
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)
Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes . No .
Is sewer service available at the site? Yes ☐ No ✓
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)+/-6,500 Ft.
Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No
How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: 100 Cu. Yds. Max.
Estimated amount of fill = cubic yards
Does the project need to import or export dirt? Yes No
Import none Export none Neither Dirt is used to level site

APPLICATION FOR LAND USE AND DEVELOPMENT What is the anticipated source/destination of the import/export? What is the anticipated route of travel for transport of the soil material? How many anticipated truckloads? N /A truck loads. What is the square footage of usable pad area? (area excluding all slopes) _8,500 __ sq. ft. Is the development proposal located within 8½ miles of March Air Reserve Base? Yes 🗸 No 🗌 If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes \(\square\) No \(\sqrt{} \) Does the development project area exceed more than one acre in area? Yes 🗸 No 🗌 Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed ✓ Santa Ana River Santa Margarita River San Jacinto River Whitewater River HAZARDOUS WASTE SITE DISCLOSURE STATEMENT Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement. I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that: The project is not located on or near an identified hazardous waste site. The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (2)

Owner/Representative (1) Shalfful Date Date Date Date

CCJNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman Planning Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.		
CASE NUMBER: GPA No. 003	6	DATE SUBMITTED: 2/13/08
I. GENERAL INFORMATION		TOO SHITTED.
APPLICATION INFORMATION		
Applicant's Name: Ramuni, Inc.	41	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street		
Perris,	Stree. CA	92570
Daytime Phone No: (_951_) 943-3328	State	Fax No: (⁹⁵¹) ⁹⁴⁰⁻¹²⁰⁰
Engineer/Representative's Name: Shade Awad	l	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street		
Perris,	Street CA	92570
Daytime Phone No: (_909_) _534-5522	State	<i>ZIP</i> Fax No: (951) 940-1200
Property Owner's Name: Ramuni, Inc.		E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street		
Perris,	Street CA	92570
Daytime Phone No: (951) 943-3328	State F	ZIP Fax No: (951) 940-1200

case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office - 4080 Lemon Street, 9th Floor Desert Office - 38686 El Cerrito Road P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1019 (08/27/07)

Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555 Murrieta Office · 39493 Los Alamos Road Murrieta, California 92563 · Fax (951) 600-6145



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Shade Awad
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Shade Awad
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property. PROPERTY INFORMATION:
Assessor's Parcel Number(s): 315-172-010, 315-172-011, 315-172-012, & 315-172-013
Section: 3 Township: 4 South Range: 4 West
Approximate Gross Acreage: 2.85 Gross Acres / 2.12 Net Acres (ownership)
General location (nearby or cross streets): North of Markham Street
Bonham Street, East of Clark Street, West of Carroll Street

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN Thomas Brothers map, edition year, page number, and coordinates: 2007: Pg. 776-J1 & Pg. 777-A1 Existing Zoning Classification(s): R-R-1/2 Existing Land Use Designation(s): Low Density Residential – Rural Community (LDR-RC) Proposal (describe the details of the proposed general plan amendment): FOUNDATION GPA: AMEND THE MEAD VALLEY AREA PLAN FROM LOW DENSITY RESIDENTIAL -RURAL COMMUNITY TO COMMERCIAL RETAIL - COMMUNITY DEVELOPMENT ON 2.85 GROSS ACRES. Related cases filed in conjunction with this request: EA and CFG Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes <a> No <a> No <a> \bigcirc Case Nos. CUP1647-C E.A. Nos. (if known) EA1136 E.I.R. Nos. (if applicable): N/A Name of Company or District serving the area the project site is located Are facilities/services available at (if none, write "none.") Electric Company the project site? SOUTHERN CALIFORNIA EDISON Yes Gas Company SOUTHERN CALIFORNIA GAS 80 Telephone Company 8 VERIZON Water Company/District 2 EMWD Sewer District 1 SEPTIC Is water service available at the project site: Yes 🗹 No 🗌 If "No," how far away are the nearest available water line(s)? (No of feet/miles) _ Is sewer service available at the site? Yes ... No ...

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) __Unknown (septic)

Is the project site located within 8.5 miles of March Air Reserve Base? Yes 🗹 No 🗌

Is the project site located in a Recreation and Park District or County Service Area authorized to collect

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer): Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Colorado River HAZARDOUS WASTE SITE DISCLOSURE STATEMENT Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement. I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that: The project is not located on or near an identified hazardous waste site. The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet. Owner/Representative (1) Sull Kins Date 2/13/08 Owner/Representative (2) NOTE: An 8½" x 11" legible reduction of the proposal must accompany application. II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN: AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name): MEAD VALLEY AREA PLAN EXISTING DESIGNATION(S): LOW DENSITY RESIDENTIAL - RURAL COMMUNITY (LDR-RC) PROPOSED DESIGNATION(S): COMMERCIAL RETAIL - COMMUNITY DEVELOPMENT (CR-CD)

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY Planning Department
Ron Goldman - Planning Director

CC005971

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:
Standard Change of Zone
There are three different situations where a Planning Review Only Change of Zone will be accepted:
Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan. Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan. Type 3: Used when a Change of Zone application was conditioned for in a prior application.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
0 000.
APPLICATION INFORMATION EA42302 CFG 05664
Applicant's Name: Ramuni, Inc. E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street
Perris Street 00570
CA 92570 City State ZIP
D. 11 1. 054 040 0000
Engineer/Representative's Name: PA Design Associates, Inc. PA Design Associates, Inc. Padesignassociates@msn.com Padesignassociates@msn.com Padesignassociates@msn.com
Mailing Address: 14450 Park Ave. Ste. 110
Victorville Street CA 92392
City State ZIP
Daytime Phone No: (760) 245-9673 Fax No: (760) 245-9355
Property Owner's Name: Ramuni, Inc. E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street
Perris Street CA 92570
City State 7IP
Daytime Phone No: (951) 943-3328 Fax No: (951) 940-1200
If the property is owned by more than one person, attach a separate page that reference the

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1071 (08/21/08)

Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional

funds are needed to complete the processing of your application, you will be refunded. If additional application will cease until the outstanding balance is paid and sufficient funds are available to continue above, and that there will be NO refund of fees which have been expended as part of the application ultimately denied.
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable. PRINTED NAME OF PROPERTY OWNER(S)
SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 315-172-010, 315-172-011, 315-172-012, 315-172-013, 315-172-014
Section: 3 Township: 4 South Range: 4 West
Approximate Gross Acreage: 3.427 Gross Acres/ 2.67 Net Acres

Form 295-1071 (08/21/08)

Bonham St.

Thomas Brothers map, edition year, page number, and coordinates: Pg. 776, Grid J1 & Pg. 777 Grid A1

East of Clark St. West of Carroll St.

General location (nearby or cross streets): North of _______Markham St.

APPLICATION FOR CHANGE OF ZONE Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas): RR 1 1/2 changed to C1-CP Related cases filed in conjunction with this request: Conditional Use Permit and EA-1136

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN , certify that on 11/7/2013
The attached property owners list was prepared by Riverside County GIS
APN (s) or case numbers <u>GPA0936/CZ07734/CUP03642</u> For
Company or Individual's Name Planning Department
Distance buffered 1000
Pursuant to application requirements furnished by the Riverside County Planning Department,
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries
based upon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site access/improvements, said list includes a complete and true compilation of the names and
mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge. I
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME: Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 nd Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

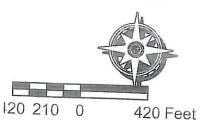
GPA0936/CZ07734/CUP03642 (1000 feet buffer)



Selected Parcels

315-201-008 019	315-191-026	315-171-004	315-201-009	315-171-020	315-202-014	315-152-026	315-171-019	315-191-024	245.00
315-202-017 023	315-172-004	315-172-003	315-172-009	_			315-162-024		0.0201
315-221-003	010 102-013	315-192-027	315-211-011	315-191-005	215 000 000			315-162-028	315-171-
012	315-182-009	315-192-003			315-202-032 315-250-036		0	315-162-021 315-202-013	315-162-022 315-202-
315-162-033 015	315-171-022	315-171-017	315-162-030	315-171-001	315-191-006	2002 0000 000	315-161-017		0.0 202
315-171-016	315-161-019	315-192-007	315-182-005				010-101-017	315-162-009	315-171-
026 315-192-008	0.45				315-191-021	315-162-002	315-192-023	315-201-018	315-120-
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First 120 parcels shown



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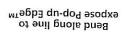
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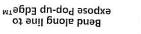
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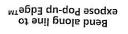
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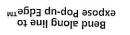
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ASMT: 315162030, APN: 315162030 DANIEL BALDWIN

1824 LEXINGTON CORONA CA 92880 ASMT: 315171004, APN: 315171004 ROSA ANDALON, ETAL 21557 BAILLY ST PERRIS, CA. 92570

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ELODIA LOPEZ, ETAL 21560 BAILLY ST PERRIS, CA. 92570 ASMT: 315171005, APN: 315171005 ROSARIO RIVERA, ETAL 21569 BAILLY ST PERRIS, CA. 92570

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CUATRO GATOS 730 EL CAMINO WAY TUSTIN CA 92780 ASMT: 315171007, APN: 315171007 LOIS SAMPLE, ETAL 735 4TH ST

NORCO CA 92860

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NICKA CUMPIAN, ETAL 21513 BAILLY ST PERRIS, CA. 92570 ASMT: 315171008, APN: 315171008 EARL KAMAKEEAINA, ETAL 21595 BAILLY ST

21595 BAILLY ST PERRIS, CA. 92570

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CLARA MUNOZ, ETAL 21660 OLEANDER AVE PERRIS CA 92570 ASMT: 315171010, APN: 315171010

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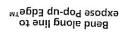
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SYDNEY HUSTON 3223 BROADWAY

LONG BEACH CA 90803





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ASMT: 315171013, APN: 315171013 JACK WRIGHT 21675 BAILLY ST PERRIS, CA. 92570

ASMT: 315171014, APN: 315171014 MARGARRITA CONTRERAS, ETAL 14103 CALAIS BALDWIN PARK CA 91706

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ASMT: 315171017, APN: 315171017 KELLY ODELL, ETAL 35098 HOGAN DR BEAUMONT CA 92223

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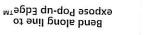
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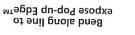
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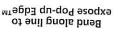
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FERNANDO MARTINEZ 23631 SUNNYMEAD BLV MORENO VALLEY CA 92553

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JOSE CONTRERAS 21680 LOPEZ RD PERRIS CA 92570

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ARTURO VARGAS 19425 QUEBEC AVE CORONA CA 92881

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DINA GALDAMEZ 1306 MAYWOOD AVE UPLAND CA 91786

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ANA CHAVEZ, ETAL C/O ALFREDO CHAVEZ 21869 MARKHAM ST PERRIS, CA. 92570

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CARLOS RENTANO 21887 MARKHAM ST PERRIS, CA. 92570

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ELOISA PERALTA, ETAL 2552 E PEARSON AVE FULLERTON CA 92831

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MARGARET YOUNG, ETAL 21909 MARKHAM ST PERRIS, CA. 92571

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GLORIA WILLIAMS 21929 MARKHAM ST PERRIS, CA. 92570

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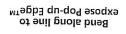
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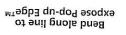
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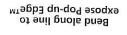
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ASMT: 315202005, APN: 315202005 CRISTINA RIVAS, ETAL 10842 MITCHELL DR STANTON CA 90680

ASMT: 315202006, APN: 315202006 RENE HUISAR, ETAL 13568 DEVONSHIRE LN CHINO CA 91710

ASMT: 315202007, APN: 315202007 MARIA SANDOVAL, ETAL 18698 WARREN RD RIVERSIDE CA 92508

ASMT: 315202008, APN: 315202008 LUZ MARTINEZ, ETAL 11819 PEPPER ST BLOOMINGTON CA 92316

ASMT: 315202009, APN: 315202009 NORMA MARTINEZ, ETAL 21671 MARY ST PERRIS CA 92570 ASMT: 315202010, APN: 315202010 TRUST DEEDS TO GOLD INC 600 S PACIFIC AVE NO 105 SAN PEDRO CA 90731

ASMT: 315202011, APN: 315202011 NORMA TORRES, ETAL 21701 MARY ST PERRIS, CA. 92570

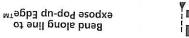
ASMT: 315202013, APN: 315202013 COMBONI MISSIONARIES OF HEART OF JESU! 1318 NAGEL RD CINCINNATI OH 45255

ASMT: 315202014, APN: 315202014 ALEJANDRO GONZALEZ 21746 LANE ST PERRIS, CA. 92570

ASMT: 315202015, APN: 315202015 THERESA MONTANO 21732 LANE ST PERRIS, CA. 92570

ASMT: 315202016, APN: 315202016 VICTOR LOPEZ 21712 LANE ST PERRIS, CA. 92570

ASMT: 315202017, APN: 315202017 LINDA HOLMES, ETAL 21706 LANE ST PERRIS CA 92570





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ASMT: 315202018, APN: 315202018 MARIA FRANCO, ETAL 21680 LANE ST PERRIS, CA. 92570

ASMT: 315202019, APN: 315202019 PATRICIA COVEY, ETAL 1937 ADOBE CORONA CA 92882

ASMT: 315202020, APN: 315202020 MARIA MENCHACA, ETAL 990 HIGHLAND DR NO 310 SOLANO BEACH CA 92075

ASMT: 315202021, APN: 315202021 CESAR CASTRO 21620 LANE ST PERRIS, CA. 92570

ASMT: 315202022, APN: 315202022 JOE DINGLE 21600 LANE ST PERRIS, CA. 92570

ASMT: 315202023, APN: 315202023 ADELE DINGLE, ETAL 18221 SEATON AVE PERRIS CA 92570

ASMT: 315202024, APN: 315202024 VICTOR GONZALEZ 21560 LANE ST PERRIS, CA. 92570 ASMT: 315202025, APN: 315202025 SHIRLEY HIGH 19510 VAN BUREN BLV F3 RIVERSIDE CA 92508

ASMT: 315202026, APN: 315202026 KATHRYN SIMPSON 18650 CLARK ST PERRIS CA 92570

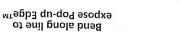
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ASMT: 315211007, APN: 315211007 CLARITA G REV TRUST, ETAL 21625 LANE ST PERRIS, CA. 92570

ASMT: 315211008, APN: 315211008 ESTELA REYES, ETAL 21645 LANE ST PERRIS, CA. 92570

ASMT: 315211009, APN: 315211009 EMILIA SANTIAGO, ETAL 21665 LANE ST PERRIS, CA. 92570





ASMT: 315211010, APN: 315211010 PRISCILLA DURAN, ETAL 21683 LANE ST PERRIS, CA. 92570

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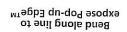
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ASMT: 315221003, APN: 315221003 ARMANDO HERNANDEZ 21779 LANE ST PERRIS, CA. 92570

ASMT: 315221028, APN: 315221028 VINCENT MEXIA, ETAL 18684 CARROLL ST PERRIS, CA. 92570

ASMT: 315250035, APN: 315250035 MA VASQUEZ, ETAL 18410 AVENUE B PERRIS CA 92570

ASMT: 315250036, APN: 315250036 CLARA WALTERS 18525 CLARK ST PERRIS, CA. 92570





City of Perris

101 N. D St.

1st Supervisor District Robert Buster, Supervisor Board of Supervisors, Riverside County Mail Stop 1001

ATTN: Elizabeth Lovsted Eastern Municipal Water District 2270 Trumble Rd. P.O. Box 8300 Perris, CA 92570

ATTN: Robert Martin Morongo Band of Mission Indians 11581 Potrero Rd. Banning, CA 92220-6946

Val Verde Unified School District 975 W. Morgan St. Perris, CA 92571-3103 Perris, CA 92570-1917 452nd MSG/CECC

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

ATTN: Project Manager - Franklin A.
Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230

Western Municipal Water District 14205 Meridian Parkway Riverside, CA 92518 Cultural Resources Committee, Pechanga Band of Luiseno Mission Indians P.O. Box 2183 Temecula, CA 92593

ATTN: Garry Grant Meadowbrook Unincorporated Community 27068 Jarvis Ave. Perris, CA 92570

ATTN: Susan Pangell Morongo Tribal Council 11581 Potrero Rd. Banning, CA 92220

Applicant/Owner:
Shade Awad
Ramuni Inc.
21700 Markham Street
Perris, CA 92570

Applicant/Owner:
Shade Awad
Ramuni Inc.
21700 Markham Street
Perris, CA 92570

Engineer/Representative:
Bryan Lirley
David Evans and Associates, Inc.
4200 Concours, Suite 200
Ontario, CA 91764

Engineer/Representative:
Bryan Lirley
David Evans and Associates, Inc.
4200 Concours, Suite 200
Ontario, CA 91764

ASMT: 315120024, APN: 315120024 DOUGLAS FREY, ETAL 18477 HOLLOWTREE LN RIVERSIDE CA 92504

ASMT: 315120025, APN: 315120025 CLARENCE RHODES P O BOX 11871 SAN BERNARDINO CA 92423

ASMT: 315120026, APN: 315120026 ERIC NEGRETE 10995 DUCKBILL RD MORENO VALLEY CA 92557

ASMT: 315151026, APM: 315151026 NORMA GUERRERO, ETAL 21784 NANCE ST PERRIS, CA. 92570

ASMT: 315151027, APM: 315151027 AUGUSTO MARTIN 21768 NANCE ST PERRIS, CA. 92571

ASMT: 315151028, APN: 315151028 NICHOLAS SOLORIO 21752 NANCE ST PERRIS, CA. 92570

ASMT: 315152004, APN: 315152004 NADINE BRADLEY 927 E 93RD ST LOS ANGELES CA 90002 ASMT: 315152006, APN: 315152006 LETICIA TOVAR, ETAL 1070 MILDRED ST LA VERNE CA 91750

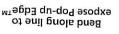
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ASMT: 315152008, APN: 315152008 MEAD VALLEY IRREVOCABLE INV TRUST 21881 NANCE ST PERRIS, CA. 92570

ASMT: 315152021, APN: 315152021 EILEEN RIVAS, ETAL P O BOX 1085 PERRIS CA 92572

ASMT: 315152022, APN: 315152022 RAUL SANTIAGO, ETAL 21882 BAILEY ST PERRIS, CA. 92570

ASMT: 315152023, APN: 315152023 MARIA CANALES, ETAL 22801 VOUGHT ST MORENO VALLEY CA 92553





ASMT: 315152026, APN: 315152026 ALFRED HERNANDEZ 21796 BAILLY ST PERRIS, CA. 92570

ASMT: 315152027, APN: 315152027 LEONILA FRANCO, ETAL 21766 BAILLY ST PERRIS, CA. 92570

ASMT: 315152028, APN: 315152028 PATRICIA MONTALVO, ETAL 21756 BAILLY ST PERRIS, CA. 92570

ASMT: 315152029, APN: 315152029 **ROSALBA CORTES** 21924 BAILLY ST PERRIS, CA. 92570

ASMT: 315152031, APN: 315152031 DONALD RININGER 21755 NANCE ST PERRIS, CA. 92570

ASMT: 315152035, APN: 315152035 MARJORIE TRESVAN, ETAL C/O CHERYL SHAW 5137 REYNIER AVE LOS ANGELES CA 90056

ASMT: 315152036, APN: 315152036 JESUS MONTES, ETAL **21765 NANCE ST** PERRIS CA 92571

ASMT: 315152037, APN: 315152037 JOANNE THOMAS 814 E 105TH ST LOS ANGELES CA 90002

ASMT: 315161014, APN: 315161014 CATALINA GUERRERO, ETAL 22251 MARKHAM ST PERRIS CA 92570

ASMT: 315161015, APN: 315161015 ROLAND KILCHER 21730 NANCE ST PERRIS, CA. 92570

ASMT: 315161016, APN: 315161016 BETTY J LOWE 2001 TRUST, ETAL C/O JOHN L LOWE 14307 CAIRN AVE COMPTON CA 90220

ASMT: 315161017, APN: 315161017 **DORA SMITH** 24292 VIRGINIA LN SUNNYMEAD CA 92553

ASMT: 315161018, APN: 315161018 **IVARY GREEN** 21654 NANCE ST PERRIS, CA. 92570

ASMT: 315161019, APN: 315161019 LOIS WORTHY, ETAL 21640 NANCE ST PERRIS, CA. 92570



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ASMT: 315161020, APN: 315161020 MARIA MARTINEZ, ETAL C/O MARIA MARTINEZ 21630 NANCE ST PERRIS, CA. 92570

ASMT: 315161021, APN: 315161021

JOSE LOPEZ 21620 NANCE ST PERRIS, CA. 92570

ASMT: 315161022, APN: 315161022

CARMEN ESPARZA, ETAL

21610 NANCE

PERRIS CA 92571

ASMT: 315161023, APN: 315161023

CARMEN ESPARZA, ETAL

21590 NANCE ST PERRIS, CA. 92570

ASMT: 315161024, APN: 315161024

LEONEL CISNEROS 21580 NANCE ST

PERRIS, CA. 92570

ASMT: 315162002, APN: 315162002

JACQUELYN SIMMONS, ETAL

18300 CLARK ST

PERRIS CA 92570

ASMT: 315162005, APN: 315162005

PATRICIA AGUILAR 191 DAYLILY DR

PERRIS CA 92571

ASMT: 315162006, APN: 315162006

ZULMA PEREZ, ETAL

21565 NANCE ST

PERRIS, CA. 92570

ASMT: 315162007, APN: 315162007

VICTORIA TOSTADO, ETAL

21581 NANCE ST

PERRIS, CA. 92570

ASMT: 315162008, APN: 315162008

ROSA SANTIAGO, ETAL

21595 NANCE ST PERRIS, CA. 92570

ASMT: 315162009, APN: 315162009

DOROTHY BARLOW

21601 NANCE ST

PERRIS, CA. 92570

ASMT: 315162010, APN: 315162010

BENITO REZA, ETAL

21619 NANCE ST

PERRIS, CA. 92570

ASMT: 315162011, APN: 315162011

PACIFICA MORTGAGE FUND

11141 WASHINGTON BLV

CULVER CITY CA 90232

ASMT: 315162012, APN: 315162012

JULIO VERGARA

21651 NANCE ST

PERRIS, CA. 92570





ASMT: 315162013, APN: 315162013 LIBRADA RUIZ, ETAL 212 E WILLIAMS ST BARSTOW CA 92311

ASMT: 315162014, APN: 315162014 MICHAEL ORTIZ, ETAL 2402 W ST GERTRUDE SANTA ANA CA 92704

ASMT: 315162015, APN: 315162015 DOROTHY CARSON, ETAL P O BOX 70501 RIVERSIDE CA 92513

ASMT: 315162016, APN: 315162016 HILDA HERNANDEZ, ETAL 18295 CARROLL ST PERRIS, CA. 92570

ASMT: 315162017, APN: 315162017 WELLS FARGO BANK 3476 STATEVIEW BLV FT MILL SC 29715

ASMT: 315162018, APN: 315162018 FRANCISCO PENA 21720 BAILLY ST PERRIS, CA. 92570

ASMT: 315162019, APN: 315162019 MARIA HURTADO, ETAL 16130 REINER CT RIVERSIDE CA 92504 ASMT: 315162023, APN: 315162023 CAMILLE EVANS, ETÂL C/O CLIFFORD L EVANS JR P O BOX 1571 PERRIS CA 92572

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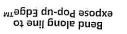
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ASMT: 315162027, APN: 315162027 LESLEY GILLUM, ETAL 21598 BAILLY ST PERRIS, CA. 92570

ASMT: 315162028, APN: 315162028 ANTONIO VERDIN C/O BEI GROUP 404 DALE ST PERRIS CA 92571

ASMT: 315162029, APN: 315162029 JESSE ANDERSON 21584 BAILLY ST PERRIS, CA. 92570





ASMT: 315162030, APN: 315162030 DANIEL BALDWIN 1824 LEXINGTON CORONA CA 92880

ASMT: 315162031, APN: 315162031 ELODIA LOPEZ, ETAL 21560 BAILLY ST PERRIS, CA. 92570

ASMT: 315162032, APN: 315162032 FLAVIO FLORES, ETAL 18340 CLARK ST PERRIS CA 92570

ASMT: 315162033, APN: 315162033 CUATRO GATOS 730 EL CAMINO WAY TUSTIN CA 92780

ASMT: 315171001, APN: 315171001 NICKA CUMPIAN, ETAL 21513 BAILLY ST PERRIS, CA. 92570

ASMT: 315171002, APN: 315171002 CLARA MUNOZ, ETAL 21660 OLEANDER AVE PERRIS CA 92570

ASMT: 315171003, APN: 315171003 GABRIELA PADILLA, ETAL 21543 BAILLY ST PERRIS, CA. 92570 ASMT: 315171004, APN: 315171004 ROSA ANDALON, ETAL 21557 BAILLY ST PERRIS, CA. 92570

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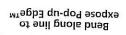
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ASMT: 315171007, APN: 315171007 LOIS SAMPLE, ETAL 735 4TH ST NORCO, CA 92860

ASMT: 315171008, APN: 315171008 EARL KAMAKEEAMA, ETAL 21595 BAILLY ST PERRIS, CA. 92570

ASMT: 315171010, APN: 315171010 ROBERT SIEVERS 21651 BAILLY ST PERRIS, CA. 92570

ASMT: 315171011, APN: 315171011 SYDNEY HUSTON 3223 BROADWAY LONG BEACH CA 90803





ASMT: 315171012, APN: 315171012 MARICELA MARTINEZ, ETAL 21600 BAILEY ST PERRIS CA 92570

ASMT: 315171013, APN: 315171013 JACK WRIGHT 21675 BAILLY ST PERRIS, CA. 92570

ASMT: 315171014, APN: 315171014 MARGARRITA CONFRERAS, ETAL 14103 CALAIS BALDWIN PARK CA 91706

ASMT: 315171016, APN: 315171016 SHEILA HALE, ETAL 18401 CARROLL ST PERRIS, CA. 92570

ASMT: 315171017, APN: 315171017 KELLY ODELL, ETAL 35098 HOGAN DR BEAUMONT CA 92223

ASMT: 315171018, APN: 315171018 LETICIA ESPIRITU, ETAL 5540 RUFEIN ROAD SAN DIEGO CA 92123

ASMT: 315171019, APN: 315171019 IRMA CORNEJO, ETAL 3590 RANCH ST PERRIS &A 92571 ASMT: 315171020, APN: 315171020 CENOVIO CUEVAS, ETAL 21676 BONHAM ST PERRIS, CA. 92570

ASMT: 315171021, APM: 315171021 MARTIN ALVARADO 21670 BONHAM ST PERRIS, CA. 92570

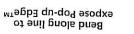
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ASMT: 315171023, APN: 315171023 ARACELY PEREZ 21644 BONHAM ST PERRIS, CA. 92570

ASMT: 315171024, APM: 315171024 JACQUELINE JOHNSON 21601 BOWHAM ST PERRIS, CA. 92570

ASMT: 315171025, APN: 315171025
TAYLOR SANDS CORP PROFIT SHARING TRUS
C/O REID & HELLYER APC
P O BOX 1300
RIVERSIDE CA 92502

ASMT: 315171026, APM: 315171026 GALE NEUMANN, ETAL 21586 BONHAM PERRIS CA 92570





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ASMT: 315171027, APN: 315171027 GALE NEUMANN, ETAL 21586 BONHAM ST PERRIS, CA. 92570

ASMT: 315171028, APN: 315171028 ANGELICA SOTO, ETAL 4335 AMBER RIDGE LN HEMET CA 92545

ASMT: 315171029, APN: 315171029 EULOGIO RIVERA 21560 BENHAM ST PERRI8, CA. 92570

ASMT: 315171030, APN: 315171030 MILTON REYES 1883 SIERRA ESPADAN RD PERRIS CA 92571

ASMT: 315171033, APN: 315171033 KATHY WYATT, ETAL 21520 BONHAM ST PERRIS, CA. 92570

ASMT: 315171034, APN: 315171034 COROLIN NARANJO, ETAL 11742 2ND AVE LYNWOOD CA 90262

ASMT: 315171035, APN: 315171035 MIGUEL GOMEZ 54015 KIMDALE DR WHITE WATER CA 92282 ASMT: 315172001, APN: 315172001 ANGELICA MARTINEZ, ETAL 548 E LEHIGH DR DELTONA FL 32738

ASMT: 315172004, APN: 315172004 ALLENE BROWNE P O BOX 5073 RIVERSIDE CA 92517

ASMT: 315172005, APN: 315172005 THOMAS VIZTHUM 16241 HALLS GRADE RD BANNING CA 92220

ASMT: 315172007, APN: 315172007 ROSAURA ANGULO, ETAL 17394 PARSON RD RIVERSIDE CA 92508

ASMT: 315172008, APN: 315172008 MARIA AYALA, ETAL 1200 W BASTANCHURY PL FULLERTON CA 92833

ASMT: 315172009, APN: 315172009 ANALEIBIA AWAD 21668 MARKHAM ST PERRIS, CA. 92570

ASMT: 315172010, APN: 315172010 RAMUNI INC 21680 MARKHAM ST PERRIS, CA. 92570



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ASMT: 315172011 APN: 315172011

RAMUNI INC 21700 MARKHAM ST PERRIS, CA. 92570 ASMT: 315181007, APN: 315181007 CORINA MAGANA, ETAL 21875 BAILLY ST PERRIS, CA. 92570

ASMT: 315181001, APN: 315181001

GILBERTO TINOCO 21771 BAILLY ST PERRIS, CA. 92570 ASMT: 315181008, APN: 315181008 EDITH STOBAUGH, ETAL 22024 MY WAY PERRIS CA 92570

ASMT: 315181002, APN: 315181002

LOYD RHODES 18400 CARROLL ST PERRIS, CA. 92570 ASMT: 315181009, APN: 315181009 JOAQUIN FLORES

21895 BAILLY ST PERRIS, CA. 92570

ASMT: 315181003, APN: 315181003 FELIPE ARROYO

FELIPE ARROYO 21785 BAILLY ST PERRIS, CA. 92570 ASMT: 315181010, APN: 315181010

GERARDO SALDANA C/O ELIGIO SALDANA 21905 BAILLY ST PERRIS, CA. 92570

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JUDY PONCE, ETAL 21797 BAILLY ST PERRIS, CA. 92570 ASMT: 315181011, APN: 315181011

HENRY MAI 8441 BOLSA AVE MIDWAY CITY CA 92655

ASMT: 315181005, APM: 315181005 IRMA CADENAS, ETAL

21801 BAILLY ST PERRIS, CA. 92570 ASMT: 315181019, APN: 315181019 CONSUELO AB LIV TRUST, ETAL C/O JUAN R MUNOZ 3695 ACACIA ST

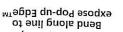
SAN DIEGO CA 92113

ASMT: 315181006, APN: 315181006 ANNABELLE DAVIS SACARE, ETAL

21845 BAILLY ST PERRIS, CA. 92570 ASMT: 315181021, APN: 315181021

LUIS MARTINEZ P O BOX 56553

RIVERSIDE CA 92517



ASMT: 315181022, APN: 315181022 MARTHA CONFRERAS 21870 BOWHAM ST PERRIS, CA. 92570

ASMT: 315181024, APN: 315181024 GABRIEL CONTRERAS 21830 BONHAM ST PERRIS, CA. 92570

ASMT: 315181025, APN: 315181025 ARCELIA NEVAREZ, ETAL 21800 BONHAM ST PERRIS, CA. 92570

ASMT: 315181027, APN: 315181027 HOWARD KELLOGG 18815 ALEXANDER ST PERRIS CA 92570

ASMT: 315182001, APN: 315182001 ANTONIA DIAZ 18440 CARROLL ST PERRIS, CA. 92570

ASMT: 315182003, APN: 315182003 IDANIA BAUTISTA, ETAL 21780 MARKHAM ST PERRIS, CA. 92570

ASMT: 315182004, APN: 315182004 SYMBOLIC FINANCE CORP P O BOX 5875 BALBOATSLAND CA 92662 ASMT: 315182005, APN: 315182005 EDUARDO MERCADO 23051 CAJALCO RD PERRIS CA 92570

ASMT: 315182006, APN: 215182006 ROBERT MORENO 1247 S SHAWNEE DR SANTA ANA CA 92704

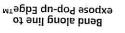
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ASMT: 315182009, APN: 315182009 ERMA MORRIS, ETAL 21896 MARKHAM ST PERRIS, CA. 92570

ASMT: 315182010, APN: 315182010 IRENE RIVERA, ETAL 21740 SINORE RD PERRIS CA 92570

ASMT: 315191001, APN: 345191001 RAMIRO OCHOA 21759 MARKHAM ST PERRIS CA 92570





ASMT: 315191002, APN: 315191002 FERNANDO MARTINEZ 23631 SUNNYMEAD BLV MORENO VALLEY CA 92553

ASMT: 315191003, APN: 315191003 JOSE CONTRERAS 21680 LOPEZ RD PERRIS CA 92570

ASMT: 315191004, APN: 315191004 GLORIA MARTINEZ 21821 MARKHAM ST PERRIS, CA. 92570

ASMT: 315191005, APN: 315191005 ARTURO VARGAS 19425 QUEBEC AVE CORONA CA 92881

ASMT: 315191006, APN: 315191006 DINA GALDAMEZ 1306 MAYWOOD AVE UPLAND CA 91786

ASMT: 315191007, APN: 315191007 ANA CHAVEZ, ETAL C/O ALFREDO CHAVEZ 21869 MARKHAM ST PERRIS, CA. 92570

ASMT: 315191008, APN: 315191008 CARLOS RENTANO 21887 MARKHAM ST PERRIS, CA. 92570 ASMT: 315191009, APN: 315191009 ELOISA PERALTA, ETAL 2552 E PEARSON AVE FULLERTON CA 92831

ASMT: 315191010, APN: 315191010 MARGARET YOUNG, ETAL 21909 MARKHAM ST PERRIS, CA. 92571

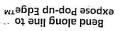
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ASMT: 315191018, APN: 315191018 ELIDA ZERMENO, ETAL 21930 MARY ST PERRIS, CA. 92570

ASMT: 315191019, APN: 315191019 LAURA OCHOA 21914 MARY ST PERRIS, CA. 92570

ASMT: 315191020, APN: 315191020 MARIA MARES 21896 MARY ST PERRIS, CA. 92570

ASMT: 315191021, APN: 315191021 VIOLET WENCES, ETAL 21870 MARY ST PERRIS, CA. 92570





ASMT: 315191022, APN: 315191022 VIANEY ZEPEDA 2974 NDIAN AVE PERRIS CA 92571

ASMT: 315191024, APN: 315191024 ROSA VASQUEZ, ETAL 21820 MARY ST PERRIS, CA. 92570

ASMT: 315191025, APN: 315491025 CECILIA CASTANEDA, ETAL 1731 W SUPERSTITION BLV APACHE JUNCTION AZ 85220

ASMT: 315191026, APN: 315191026 CAROLYN LAMM, ETAL 9256 DAISY AVE FOUNTAIN VALLEY CA 92708

ASMT: 315191027, APN: 315191027 ELVA BRAVO, ETAL 21778 MARY ST PERRIS, CA. 92570

ASMT: 315192001, APM: 315192001 MONICA VALABEZ, ETAL 21761 MARY ST PERRIS, CA. 92570

ASMT: 315192002, APN: 315192002 FRANCISCA SANCHEZ, ETAL 21769 MARY ST PERRIS, CA. 92570 ASMT: 315192003, APN: 315192003 BUNJONG HARNVÆHITACHI 1252 PASEO GRANDE CORONA CA 92878

ASMT: 315192004, APN: 315192004 MONTEZUMA LTD PARTNERSHIP 1930 S BREA CANYON RD 160 DIAMOND BAR CA 91765

ASMT: 315192005, APN: 315192005 ROSA CABELLOS, ETAL 21585 MARY ST PERRIS, CA. 92570

ASMT: 315192006, APN: 315192006 TERESA MARQUEZ 2045 HASTER BLV N1 ANAHEIM CA 92802

ASMT: 315192007, APN: 315192007 EDDY SILVA 3132 GOSHAWK WAY PERRIS CA 92571

ASMT: 315192008, APN: 315192008 EUGENA SOLIS 21897 MARY ST PERRIS, CA. 92570

ASMT: 315192009, APN: 315192009 GUADALUPE DIAZ, ETAL 28409 CHAMPIONSHIP DR MORENO VALLEY CA 92555



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ASMT: 315192021, APN: 315192021 LILA JOHNSON, ETAL 21888 LANE ST PERRIS CA 92570

ASMT: 315192022, APN: 315192022 HELEN LOPEZ, ETAL 20730 COSTELLO ST PERRIS CA 92570

ASMT: 315192023, APN: 315192023 ELVIRA JACKSON 2503 W 79TH ST INGLEWOOD CA 90305

ASMT: 315192024, APN: 315192024 SOCORRO DEESTALA 21796 LANE ST PERRIS, CA. 92570

ASMT: 315192025, APN: 315192025 MAMIE HUNT 2808 BROAD ST NEWPORT BEACH CA 92663

ASMT: 315192026, APN: 315192026 MICHELLE PLOESCH, ETAL 21772 LANE ST PERRIS CA 92570

ASMT: 315192027, APN: 315192027 ARSENIO SALUMBIDES 21764 LANE ST PERRIS, CA. 92570 ASMT: 315201002, APN: 315201002 MARIA LOPEZ 25120 ANTELOPE RD MENIFEE CA 92585

ASMT: 315201003, APN: 315201003 JOSE CISNEROS 2247 WILLOW BROOK LN PERRIS CA 92571

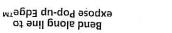
ASMT: 315201004, APN: 315201004 REGINALD LOWERY 1411 N PEARL AVE COMPTON CA 90221

ASMT: 315201007, APN: 315201007 ANGELICA MARTINEZ, ETAL 18766-RAVENWOOD DR PERRIS CA 92570

ASMT: 315201008 APN: 315201008 ABDEL AWAD 32900 TIZNOW CIR MENIFEE CA 92584

ASMT: 315201009, APN: 315201009 MOISES BARBA, ETAL 21661 MARKHAM ST PERRIS, CA. 92570

ASMT: 315201010, APN: 315201010 CARMEN OCHOA, ETAL 21671 MARKHAM ST PERRIS, CA. 92570





ASMT: 315201011, APN: 315201011 SANDRA RIVERA, ETAL 1270 HIGHRIDGE ST RIVERSIDE CA 92506

ASMT: 315201012, APN: 315201012 MARTIN GARCIA, ETAL 21728 MARKHAM ST PERRIS, CA. 92570

ASMT: 315201013, APN: 315201013 SHADE AWAD 10120 VIA PESCADERO MORENO VALLEY CA 92557

ASMT: 315201014, APN: 315201014 TERESA LAMAS C/O TERESA RODRIGUEZ LAMAS 21744 MARY ST PERRIS, CA. 92570

ASMT: 315201015, APN: 315201015 LYDIA MCGOWAN 21728 MARY ST PERRIS, CA. 92570

ASMT: 315201016, APN: 315201016 SONIA HERNANDEZ 101 S GLENDON ST ANAHEIM CA 92806

ASMT: 315201017, APN: 315201017 MARGARITA QUALLE 936 ANTONICK LN VIRGINIA BEACH VA 23464 ASMT: 315201018, APN: 315201018 EMMA VARGAS 21664 MARY ST PERRIS, CA. 92570

ASMT: 315201019, APN: 315201019 ALICA OROZCO 21640 MARY ST PERRIS, CA. 92570

ASMT: 315201020, APN: 315201020 JAMES HARRIS 21626 MARY ST PERRIS, CA. 92570

ASMT: 315201022, APN: 315201022 MA DECASTANEDA, ETAL P O BOX 1292 PERRIS CA 92572

ASMT: 315201027, APN: 315201027 BARBARA TANN 6720 CHARLENE AVE SAN DIEGO CA 92114

ASMT: 315201028, APN: 315201028 GLORIA RIVAS, ETAL 21715 WOODWARD ST PERRIS CA 92570

ASMT: 315201029, APN: 315201029 MARIA RODRIGUEZ, ETAL 21585 MARKHAM ST PERRIS, CA. 92570



ASMT: 315202003, APN: 315202003 YOLANDA QUIRARTE, ETAL 21565 MARY ST PERRIS, CA. 92570

ASMT: 315202004, APN: 315202004 MICHELLE HARMON, ETAL 21575 MARY ST PERRIS, CA. 92570

ASMT: 315202005, APN: 315202005 CRISTINA RIVAS, ETAL 10842 MITCHELL DR STANTON CA 90680

ASMT: 315202006, APN: 315202006 RENE HUISAR, ETAL 13568 DEVONSHIRE LN CHINO CA 91710

ASMT: 315202007, APN: 315202007 MARIA SANDOVAL, ETAL 18698 WARREN RD RIVERSIDE CA 92508

ASMT: 315202008, APN: 315202008 LUZ MARTINEZ, ETAL 11819 PEPPER ST BLOOMINGTON CA 92316

ASMT: 315202009, APN: 315202009 NORMA MARTINEZ, ETAL 21671 MARY ST PERRIS CA 92570 ASMT: 315202010, APN: 315202010 TRUST DEEDS TO GOLD INC 600 S PACIFIC AVE NO 105 SAN PEDRO CA 90731

ASMT: 315202011, APN: 315202011 NORMA TORRES, EFAL 21701 MARY ST PERRIS, CA. 92570

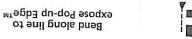
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ASMT: 315202014, APN: 315202014 ALEJANDRO GONZALEZ 21746 LANE ST PERRIS, CA. 92570

ASMT: 315202015, APN: 315202015 THERESA MONTANO 21732 LANE ST PERRIS, CA. 92570

ASMT: 315202016, APN: 315202016 VICTOR LOPEZ 21712 LANE ST PERRIS, CA. 92570

ASMT: 315202017, APN: 315202017 LINDA HOLMES, ETAL 21706 LANE ST PERRIS CA 92570



ASMT: 315202018, APN: 315202018 MARIA FRANCO, ETAL 21680 LANE ST PERRIS, CA. 92570

ASMT: 315202019, APN: 315202019 PATRICIA COVEY, ETAL 1937 ADOBE CORONA CA 92882

ASMT: 315202020, APN: 315202020 MARIA MENCHACA, ETAL 990 HIGHLAND DR NO 310 SOLANO BEACH CA 92075

ASMT: 315202021, APN: 315202021 CESAR CASTRO 21620 LANE ST PERRIS, CA. 92570

ASMT: 315202022, APN: 315202022 JOE DINGLE 21600 LANE ST PERRIS, CA. 92570

ASMT: 315202023, APN: 315202023 ADELE DINGLE, ETAL 18221 SEATON AVE PERRIS CA 92570

ASMT: 315202024, APN: 315202024 VICTOR GONZALEZ 21560 LANE ST PERRIS, CA. 92570 ASMT: 315202025, APN: 315202025 SHIRLEY HIGH 19510 VAN BUREN BLV F3 RIVERSIDE CA 92508

ASMT: 315202026, APN: 315202026 KATHRYN SIMPSON 18650 CLARK ST PERRIS CA 92570

ASMT: 315202029, APN: 315202029 JOSE GUTIERREZ 11426 CHARLESWORTH SANTE FE SPRINGS CA 90670

ASMT: 315202032, APN: 315202032 ADELINE LOPEZ, ETAL 11571 LENMAR ST STANTON CA 90680

ASMT: 315211007, APN: 315211007 CLARITA G REV TRUST, ETAL 21625 LANE ST PERRIS, CA. 92570

ASMT: 315211008, APN: 315211008 ESTELA REYES, ETAL 21645 LANE ST PERRIS, CA. 92570

ASMT: 315211009, APN: 315211009 EMILIA SANTIAGO, ETAL 21665 LANE ST PERRIS, CA. 92570



ASMT: 315211010, APN: 315211010 PRISCILLA DURAN, ETAL 21683 LANE ST PERRIS, CA. 92570

ASMT: 315211011, APN: 315211011 SERGIO MONDRAGON, ETAL 21709 LANE ST PERRIS, CA. 92570

ASMT: 315211038, APN: 315211038 LUISA ENCISO, ETAL 21750 HAWTHORNE ST PERRIS CA 92570

ASMT: 315221003, APN: 315221003 ARMANDO HERNANDEZ 21779 LANE ST PERRIS, CA. 92570

ASMT: 315221028, APN: 315221028 VINCENT MEXIA, ETAL 18684 CARROLL ST PERRIS, CA. 92570

ASMT: 315250035, APN: 315250035 MA VASQUEZ, ETAL 18410 AVENUE B PERRIS CA 92570

ASMT: 315250036, APN: 315250036 **CLARA WALTERS** 18525 CLARK ST PERRIS, CA. 92570



Bend along line to



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

NOTICE OF EXEMPTION TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department P.O. Box 3044 ☐ 38686 El Cerrito Road Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201 □ County of Riverside County Clerk Riverside, CA 92502-1409 Project Title/Case No.: General Plan Amendment No. 936/Change of Zone No.7734/Conditional Use Permit No. 3642 Project Location: In the unincorporated area of Riverside County, more specifically located northwest corner of Carroll Street and Markham Street in the area of Mead Valley Project Description: To permit land use of and provide improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale of beer and wine for off-premises consumption, and a 1,785 sq. ft. retail building with a GPA change from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) and CZ from Rural Residential - ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P) to be consistent with the use as appropriate. Name of Public Agency Approving Project: Riverside County Planning Department Project Sponsor: Exempt Status: (Check one) Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301(d), 15303(c), 15311(b) Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (____) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Reasons why project is exempt: The proposed site is fully developed with an existing commercial center with existing parking lot. The proposed project is not expanding beyond what is currently existing. The applicant will make improvements to the facade, parking lot and streets. H. P. Kang 951-955-1888 County Contact Person Phone Number Project Planner Signature Date Received for Filing and Posting at OPR: ___ Revised: 3/15/10: Y:\Planning Case Files-Riverside office\CUP03642\DH-PC-BOS Hearings\GPA936 CZ7734 CUP3642 NOE Form 102213.docx Please charge deposit fee case#: Z ZCFG No.5664 - County Clerk Posting Fee \$50.00 FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1004063

4080 Lemon Street

Second Floor

39493 Los Alamos Road

Suite A

38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277

Riverside, CA 92502 Murrieta, CA 92563 (951) 955-3200

(951) 600-6100

Received from: RAMUNI INC

\$64.00

paid by: CK 7324

paid towards: CFG05664

CALIF FISH & GAME: DOC FEE

CA F&G FEE FOR EA42302

at parcel #: 21680 MARKHAM ST PERR

appl type: CFG3

Apr 19, 2010 08:40 SBROSTRO posting date Apr 19, 2010

Account Code 658353120100208100

Description

CF&G TRUST: RECORD FEES

Amount. \$64.00

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

Agenda Item No.: 3 • 8

Area Plan: Lake Mathews/Woodcrest

Zoning Area: March

Supervisorial District: First/First Project Planner: Damaris Abraham

Planning Commission: December 4, 2013

CHANGE OF ZONE NO. 7800 PLOT PLAN NO. 25382

Environmental Assessment No. 42600

Applicant: Shakil Patel

Engineer/Representative: Sake Engineers, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O).

The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

The project site is located at the southeasterly corner of Van Buren Blvd and Barton St.

ISSUES OF POTENTIAL CONCERN:

The project is located adjacent to the City of Riverside and was transmitted to the City for review. The City provided a comment a letter dated August 1, 2013 raising concerns regarding the project design, specifically regarding median modifications to accommodate left-turn movements along Van Buren Blvd. and the need for a deceleration lane to be provided on east-bound Van Buren Blvd to allow slowing vehicles to enter the site without impeding through traffic.

The Riverside County Transportation Department staff has reviewed the comments provided from the City. County Transportation staff has indicated that based on ITE *Trip Generation* 9th Ed. Land Use Code 710, the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd, Transportation Department staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Development: Commercial Office (CD:

CO) (0.35 – 1.0 Floor Area Ratio)

2. Surrounding General Plan Land Use (Ex. #5): City of Riverside to the north and west

March Joint Powers Authority to the south

3. Existing Zoning (Ex. #2): Light Agriculture – 10 Acre Minimum (A-1-10)

3. Proposed Zoning (Ex. #2): Commercial Office (C-O)

4. Surrounding Zoning (Ex. #2): City of Riverside to the north and west March Joint Powers Authority to the south

5. Existing Land Use (Ex. #1): Vacant

6. Surrounding Land Use (Ex. #1): Single Family Residences to the north

Vacant to the south and west

7. Project Data: Total Acreage: 2.26 Acres

PC Staff Report: December 4, 2013

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Total Building Square Footage: 10,275

Total Parking: 48 spaces

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD:

<u>ADOPT</u> a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42600**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7800, amending the zoning classification for the subject property from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

<u>APPROVE</u> PLOT PLAN NO. 25382, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

- 1. The project site is designated Commercial Development: Commercial Office (CD: CO) (0.35 1.0 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
- 2. The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, and other office and support services.
- 3. The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority (JPA) to the south. The surrounding properties are designated Commercial to the west (per information obtained from the City of Riverside Website) and March Business Specific Plan SP-1 (per information obtained from the March JPA website) to the south.
- 4. The current zoning for the subject site is Light Agriculture 10 Acre Minimum (A-1-10).
- 5. The proposed zoning for the subject site is Commercial Office (C-O).
- 6. The proposed use, a 10,275 sq. ft. multi-tenant commercial office building, is a permitted use, subject to approval of a plot plan, in the C-O zone.
- 7. The proposed project, as designed and conditioned, complies with the development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, trash collection areas, outside storage areas, utilities, mechanical equipment, lighting, on-site signs, and access) set forth in the C-O zone.

CHANGE OF ZONE NO. 7800 PLOT PLAN NO. 25382

PC Staff Report: December 4, 2013

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8. The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March JPA to the south. The property located to the west of the project site is zoned Commercial Retail (per information obtained from the City of Riverside Website) and the property located to south is zoned Business Park (per information obtained from the March JPA website).

- 9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 10. The project is located adjacent to the City of Riverside and was transmitted to the City for review. The City provided a comment a letter dated August 1, 2013 raising concerns regarding the project design, specifically regarding median modifications to accommodate left-turn movements along Van Buren Blvd and the need for a deceleration lane to be provided on east-bound Van Buren Blvd to allow slowing vehicles to enter the site without impeding through traffic. The Riverside County Transportation Department staff has reviewed the comments provided from the City and has indicated that based on ITE *Trip Generation* 9th Ed. Land Use Code 710, the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd, Transportation Department staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor.
- 11. Environmental Assessment No. 42600 identified the following potentially significant impacts:

a. Biological Resources

c. Hydrology/Water Quality

b. Hazards & Hazardous Materials

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Commercial Development: Commercial Office (CD: CO) (0.35 1.0 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the proposed Commercial Office (C-O) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is clearly compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.

CHANGE OF ZONE NO. 7800 PLOT PLAN NO. 25382

PC Staff Report: December 4, 2013

Page 4 of 4

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

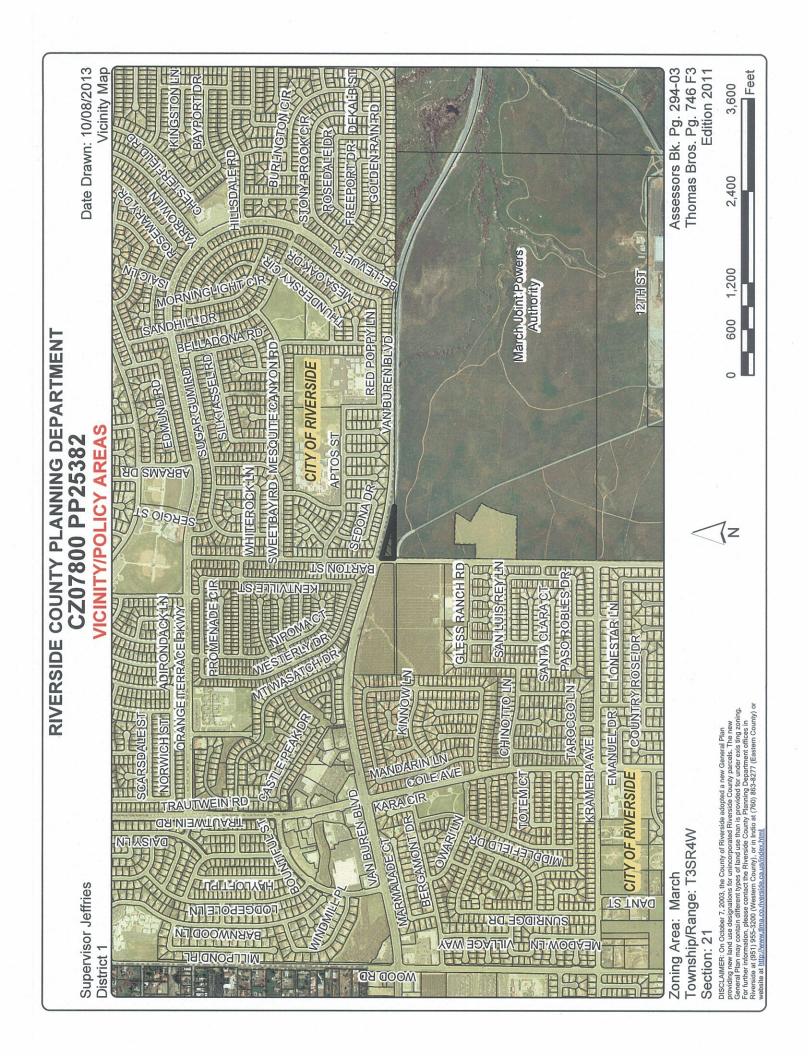
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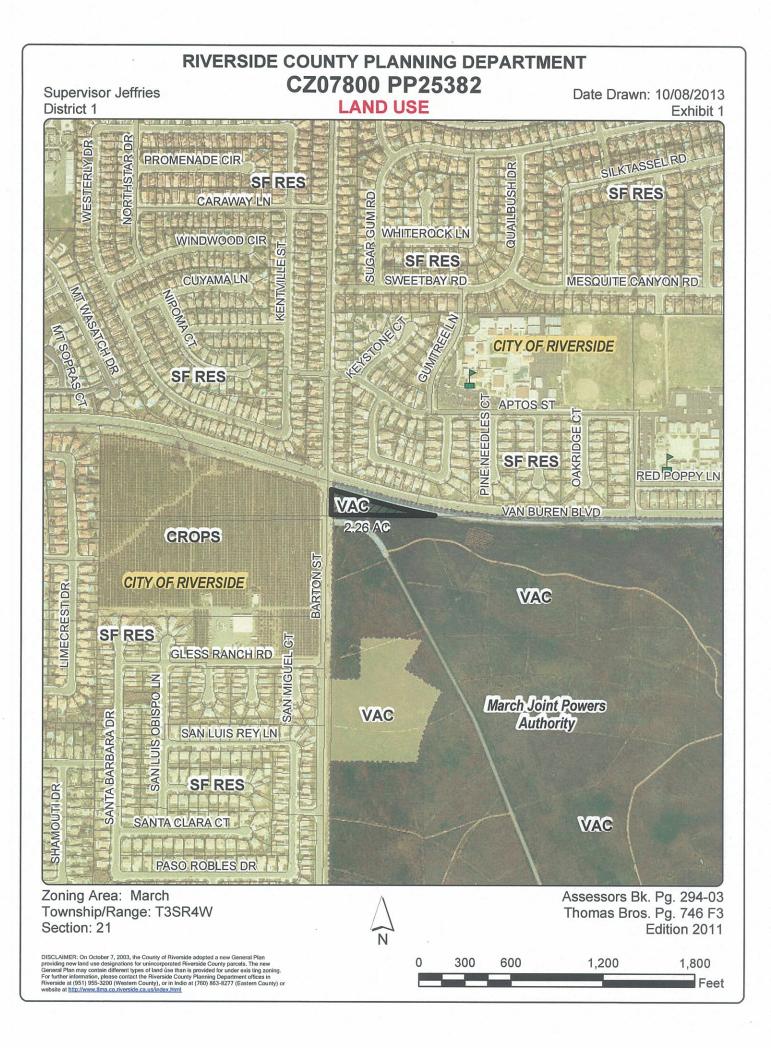
- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A fault zone;
 - b. A high fire area;
 - c. A flood zone;
 - d. A subsidence area; or,
 - e. An area with liquefaction potential.
- 3. The project site is located within:
 - a. The March Air Reserve Base Airport Influence area;
 - b. The boundaries of the Val Verde Unified School District;
 - c. The Stephens Kangaroo Rat Fee Area; and,
 - d. An area with Low Paleontological sensitivity.
- 2. The subject site is currently designated as Assessor's Parcel Number 294-030-005.

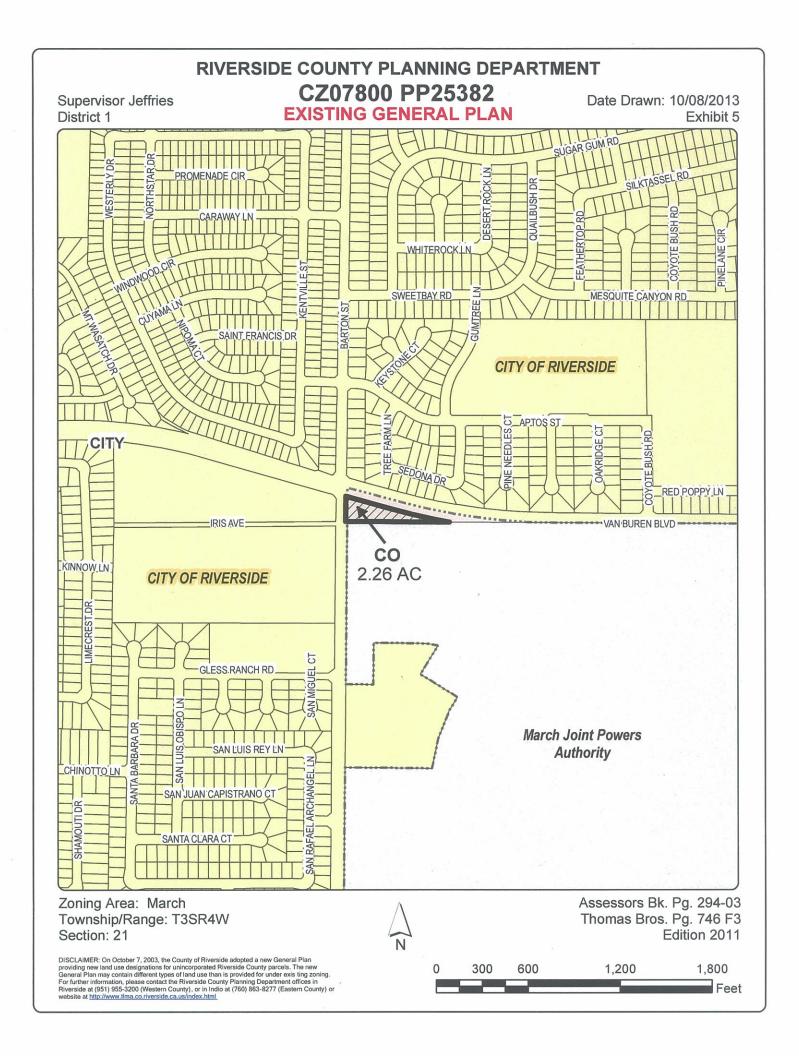
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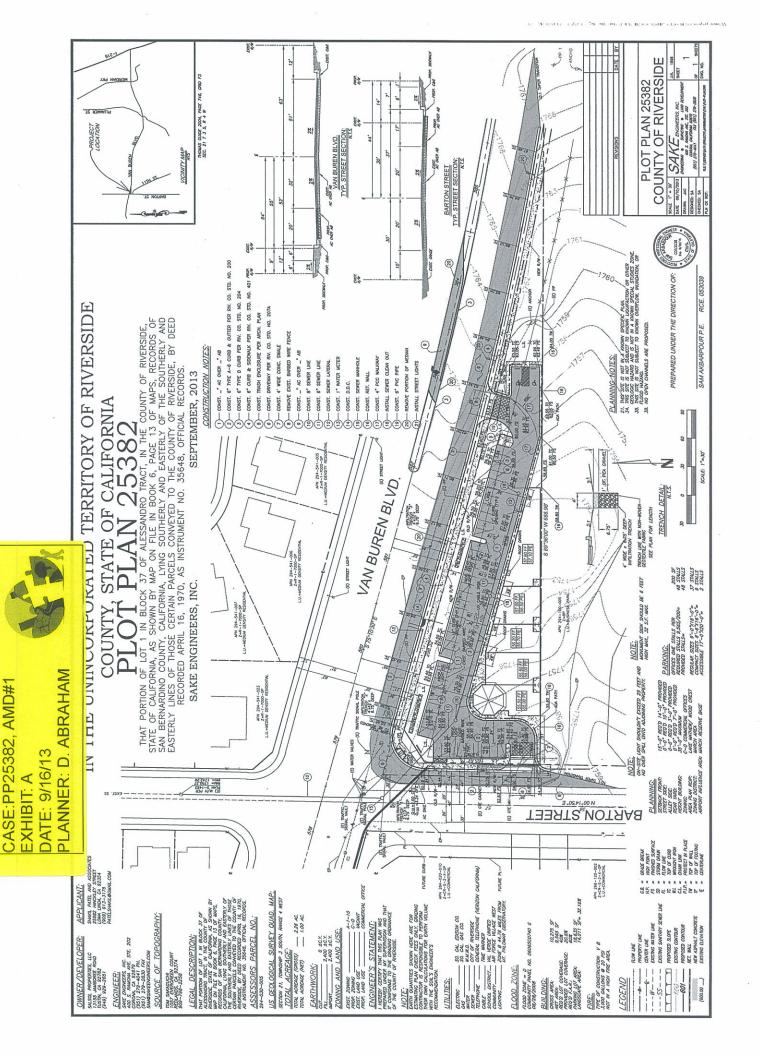
Date Prepared: 08/12/13 Date Revised: 10/28/13

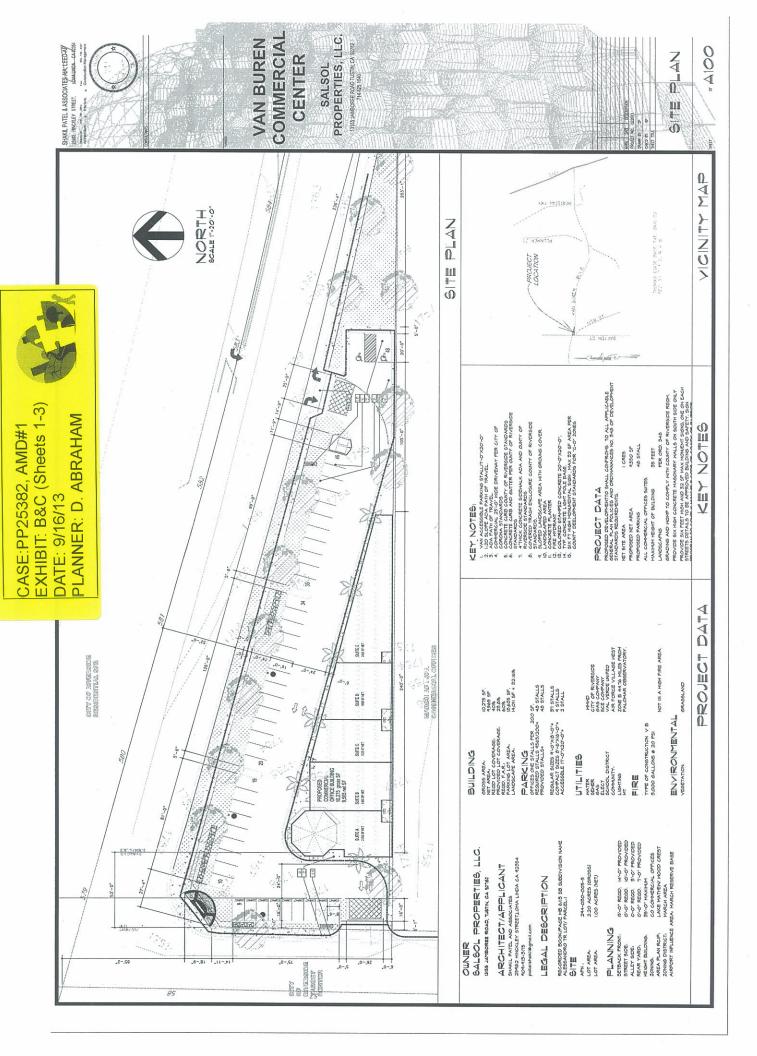


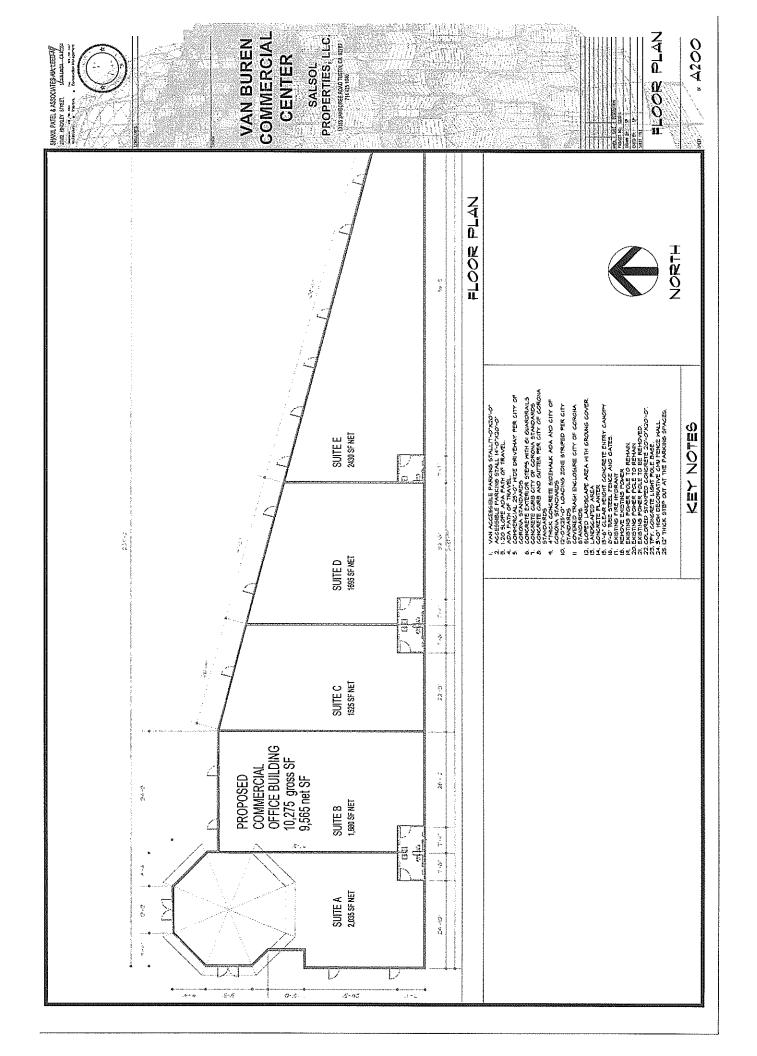


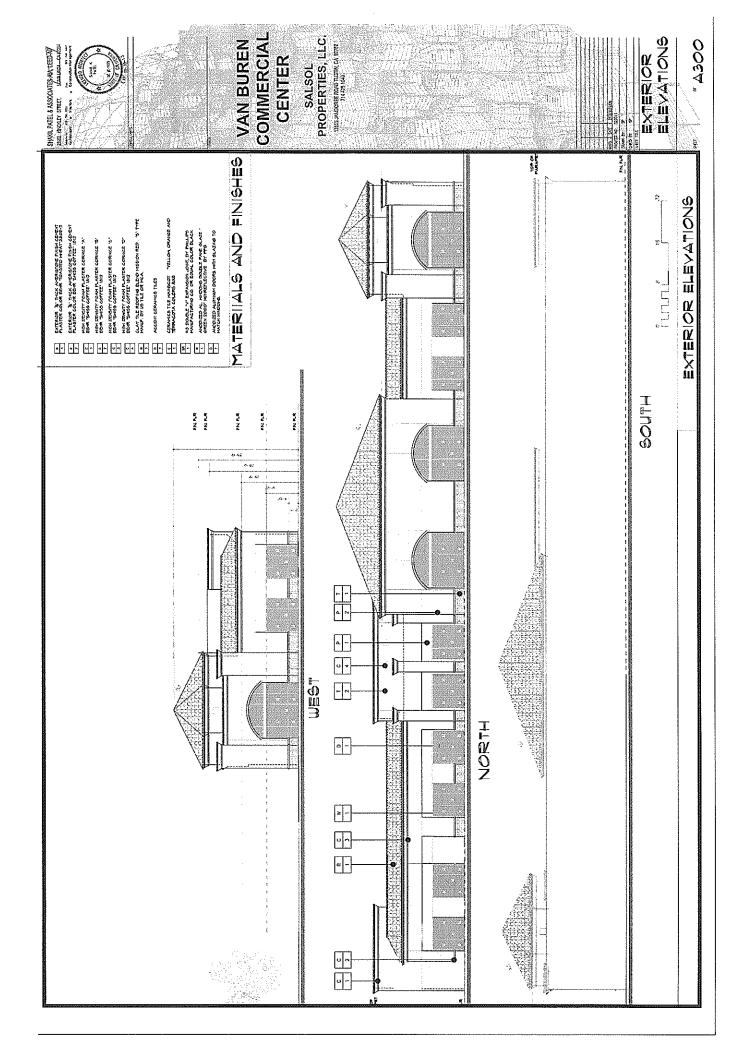








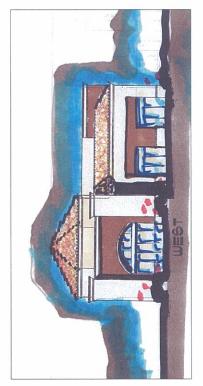




DATE: 10/23/13 PLANNER: D. ABRAHAM EXHIBIT: M (Sheets 1&2) CASE: PP25382, AMD#1



SHAKIL PATEL & ASSOCIATES-AM-LEED-AP
2592 FINCHEY STRET, LÓMALINGA—CARTIST
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COMMERCIAL **VAN BUREN** CENTER SALSOL PROPERTIES, LLC.

13155 JAMBOREE ROAD TUSTIN, CA 92782 714 425 1940

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

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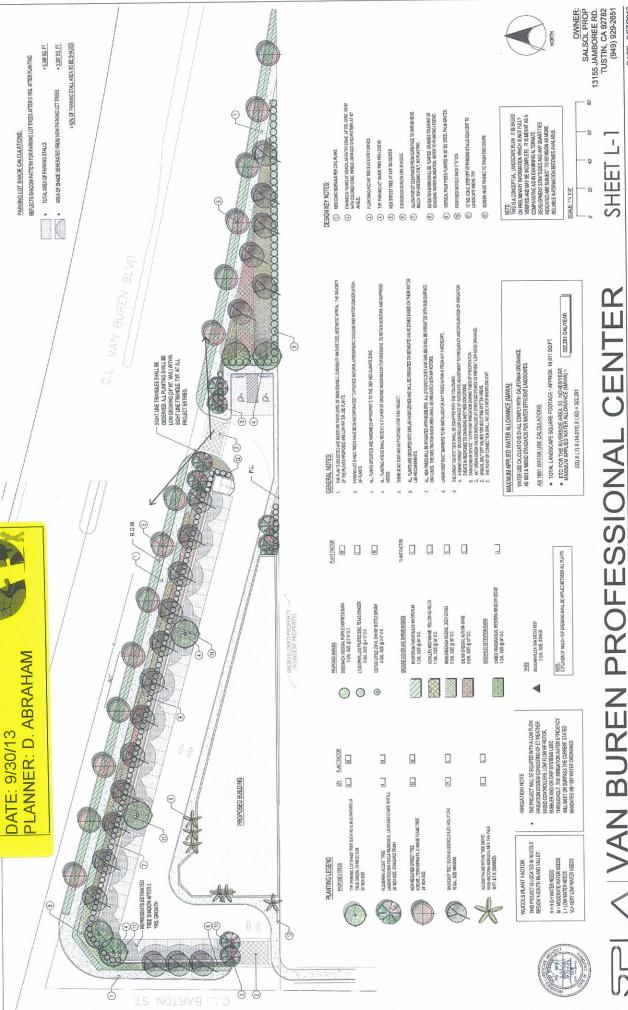
EXTERIOR PLASTER "LA HABRA HACIENDA 82 TOWE B339 Suncoat Blend Solar Reflectance Avg. - 0.56 Thermal Emittance Avg. - 0.83 FOAM TRIMS DUNN EDWARDS OFF WHITE MCA CLAY TILES --SUNCOAST FOAM TRIMS DUNN EDWARDS TERACOTTA

PILKINGTON ECLIPSE ADVANTAGE TM SOLAR CONTROL LOM -E GLASS

COLOR AND TINIOH BOARD PROFIESSIONAL CIENTER VAN BUREN

60UTH EAST CORNER OF VAN BUREN AND BORTON CA

SHAKIL PATEL & ASSOCIATES AIA
2592 HINCKLEY STREET, LOMALINDA CA 92354
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Tabshous. • Inforcers. • Construction Management



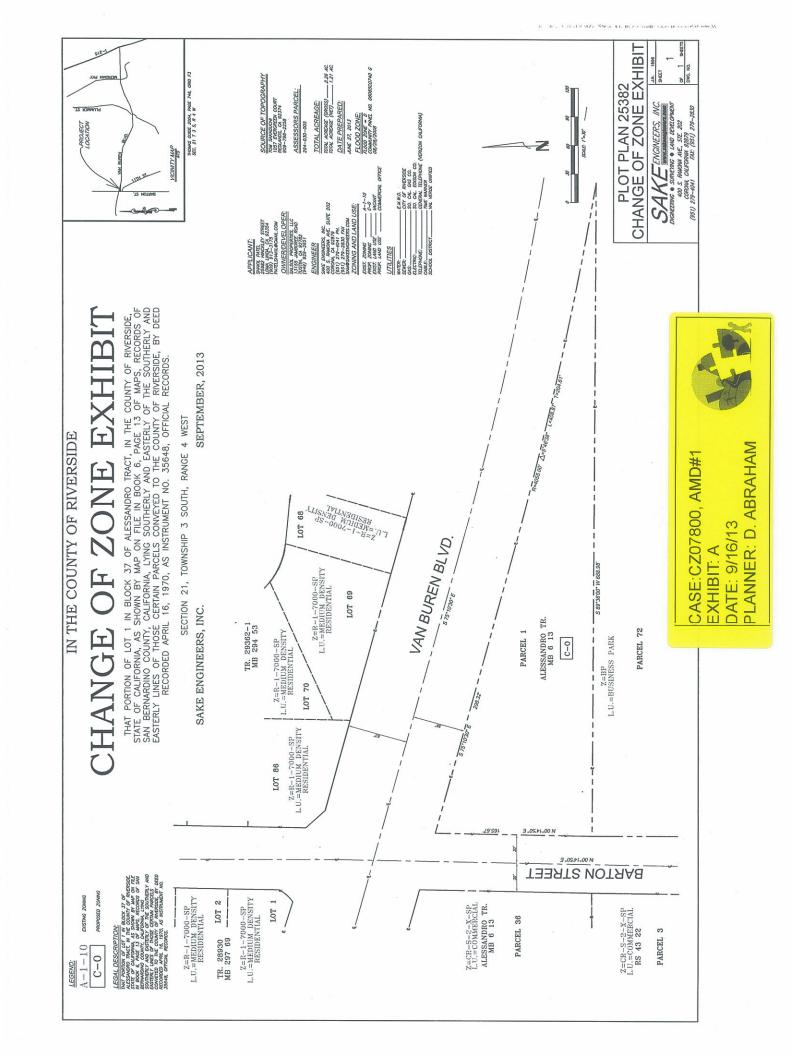
CASE: PP25382, AMD#1

EXHIBIT: L

SOUTHEAST CORNER OF VAN BUREN AND BARTON, RIVERSIDE, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

DATE: 9/27/2013



COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42600

Project Case Type (s) and Number(s): Change of Zone No. 7800, Plot Plan No. 25382

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Damaris Abraham Telephone Number: (951) 955-5719 Applicant's Name: Shakil Patel

Applicant's Address: 25982 Hinckley St, Loma Linda, CA 92354

Engineer's Name: Sake Engineers

Engineer's Address: 400 S. Ramona Ave, Suite 202, Corona, CA 92879

I. PROJECT INFORMATION

- A. Project Description: The Change of Zone proposes to change the site's existing zoning from Light Agriculture 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.
- **B. Type of Project:** Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .
- C. Total Project Area: 2.26 gross acres

Residential Acres:

Lots:

Units:

Projected No. of Residents:

Commercial Acres: 2.26

Lots: 1

Sq. Ft. of Bldg. Area: 10,275

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

- D. Assessor's Parcel No(s): 294-030-005.
- E. Street References: Southeasterly corner of Van Buren Blvd and Barton St.
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 3 South, Range 4 West, Section 21
- **G.** Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and is surrounded by single family residences to the north and vacant land to the south and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- **1. Land Use:** The proposed project meets the requirements of the Commercial Development: Commercial Office (CD: CO) (0.35 1.0 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.
- 2. Circulation: The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

- **3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- **4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise: Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- **6. Housing:** The project proposes a 10,275 sq. ft. multi-tenant commercial office building. There are no impacts to housing as a direct result of this project at this time.
- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s): Lake Mathews/Woodcrest
- C. Foundation Component(s): Community Development (CD)
- **D. Land Use Designation(s):** Commercial Office (CD: CO) (0.35 1.0 Floor Area Ratio)
- E. Overlay(s), if any: Not Applicable
- F. Policy Area(s), if any: Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority to the south.
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: Not Applicable
 - 2. Specific Plan Planning Area, and Policies, if any: Not Applicable
- I. Existing Zoning: Light Agriculture 10 Acre Minimum (A-1-10)
- J. Proposed Zoning, if any: Commercial Office (C-O)
- K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority to the south.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	
The environmental factors checked below (x) would be potentially affected by at least one impact that is a "Potentially Significant Impact" or "Less than Significant Impact" as indicated by the checklist on the following pages.	
☐ Air Quality ☐ Land Use / Planning ☐ Utilitie ☐ Biological Resources ☐ Mineral Resources ☐ Other: ☐ Cultural Resources ☐ Noise ☐ Other: ☐ Geology / Soils ☐ Population / Housing ☐ Manda ☐ Greenhouse Gas Emissions ☐ Public Services Signifies	oortation / Traffic s / Service Systems atory Findings of
III. DETERMINATION	
On the basis of this initial evaluation:	
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLA PREPARED	RATION WAS NOT
I find that the proposed project COULD NOT have a significant effect on the	ne environment and a
NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on t	
will not be a significant effect in this case because revisions in the project, described as a second to be the project and the best project as a second to be the project and the project as a second to be the project	
have been made or agreed to by the project proponent. A MITIGATED NEGA will be prepared.	TIVE DECLARATION
☐ I find that the proposed project MAY have a significant effect on the	environment and an
ENVIRONMENTAL IMPACT REPORT is required.	onthonic and an
A DDC//OUG CAN/IDONESCATAL IMPACT DEDODTING ATM/C DEGLADATI	
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION I find that although the proposed project could have a significant effect or	
NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all	
effects of the proposed project have been adequately analyzed in an ea	
Declaration pursuant to applicable legal standards, (b) all potentially significant e	_
project have been avoided or mitigated pursuant to that earlier EIR or Negative	
proposed project will not result in any new significant environmental effects not	
EIR or Negative Declaration, (d) the proposed project will not substantially incre	
environmental effects identified in the earlier EIR or Negative Declaration, (e) no	
mitigation measures have been identified and (f) no mitigation measures	ound infeasible have
become feasible.	
I find that although all potentially significant effects have been adequately EIR or Negative Declaration pursuant to applicable legal standards, some characteristics.	
necessary but none of the conditions described in California Code of Regul	
exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has	•
will be considered by the approving body or bodies.	
I find that at least one of the conditions described in California Code of	Regulations, Section
15162 exist, but I further find that only minor additions or changes are necessary	
EIR adequately apply to the project in the changed situation; therefore a SU	
ENVIRONMENTAL IMPACT REPORT is required that need only contain the inf	ormation necessary to

I find that at least one of the following conditions described in California Code of Regulations,

make the previous EIR adequate for the project as revised.

Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration:(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature Alaban	October 23, 2013 Date	
Damaris Abraham	For Carolyn Syms Luna, Director	
Printed Name		

IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
 Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located? 				\boxtimes
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?			×	
Source: Riverside County General Plan Figure C-9 "Scenic	Highways"			
Findings of Fact:				
a) The General Plan indicates that the project is not located corridor; therefore, the project will have no significant impact.	within or vis	sible from a c	lesignated	scenic
b) The proposed project will not substantially damage scenic trees, rock outcroppings and unique or landmark features; o these features do not exist on the project site. The impact is o	r obstruct a	iny prominer	it scenic vis	
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				
Source: GIS database, Ord. No. 655 (Regulating Light Pollu	tion)			
Findings of Fact:				

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a) The project site is located 44.76 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Ordinance No. 655 requires methods of installation, defin shielding, prohibition and exceptions. With incorporation Riverside County Ordinance No. 655 into the proposed prothan significant impact. (COA 10.PLANNING.27) This is a considered mitigation pursuant to CEQA. Mitigation: No mitigation measures are required.	of project ject, this im	lighting req pact will be r	uirements reduced to	of the a less
Monitoring: No mitigation measures are required.				
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?			\boxtimes	
Source: On-site Inspection, Project Application Description				
<u> </u>				
Findings of Fact:				
	s not anticipa dered less the able light lever proposed pro- se surroun	ated to be of nan significar els as it has oject would r ding resider	significant nt. been cond not create	levels itioned a new
Findings of Fact: a) The proposed project may result in a new source of light commercial development; however the new source of light is due to the size of the project. Therefore, the impact is considered by The proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed of substantial light or glare which would expense.	s not anticipa dered less the able light lever proposed pro- se surroun	ated to be of nan significar els as it has oject would r ding resider	significant nt. been cond not create	levels itioned a new
Findings of Fact: a) The proposed project may result in a new source of light commercial development; however the new source of light is due to the size of the project. Therefore, the impact is considered to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the impact is considered unacceptable light levels. Therefore, the impact is considered unacceptable light levels.	s not anticipa dered less the able light lever proposed pro- se surroun	ated to be of nan significar els as it has oject would r ding resider	significant nt. been cond not create	levels itioned a new
Findings of Fact: a) The proposed project may result in a new source of light commercial development; however the new source of light is due to the size of the project. Therefore, the impact is considered to the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance is not expected to create unacceptate for conform	s not anticipa dered less the able light lever proposed pro- se surround d less than s	ated to be of nan significar els as it has oject would r ding resider	significant nt. been cond not create	levels itioned a new
Findings of Fact: a) The proposed project may result in a new source of light commercial development; however the new source of light is due to the size of the project. Therefore, the impact is considered to the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project is not expected to create unacceptate for conformance with Ordinance No. 655.	s not anticipa dered less the able light lever proposed pro- se surround d less than s	ated to be of nan significar els as it has oject would r ding resider	significant nt. been cond not create	levels itioned a new
Findings of Fact: a) The proposed project may result in a new source of light commercial development; however the new source of light is due to the size of the project. Therefore, the impact is considered by The proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the proposed project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project of substantial light or glare which would expounacceptable light levels. Therefore, the impact is considered multigation: Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. AGRICULTURE & FOREST RESOURCES Would the project of the Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to	s not anticipa dered less the able light lever proposed pro- se surround d less than s	ated to be of nan significar els as it has oject would r ding resider	significant nt. been cond not create	levels itioned a new erty to
Findings of Fact: a) The proposed project may result in a new source of light commercial development; however the new source of light is due to the size of the project. Therefore, the impact is considered to the size of the project is not expected to create unacceptate for conformance with Ordinance No. 655. Therefore, the project of substantial light or glare which would expounacceptable light levels. Therefore, the impact is considered unacceptable light levels. Therefore, the impact is considered witigation: No mitigation measures are required. Monitoring: No monitoring measures are required. AGRICULTURE & FOREST RESOURCES Would the project of the impact is considered. AGRICULTURE & FOREST RESOURCES Would the project of the impact is considered. AGRICULTURE & FOREST RESOURCES Would the project of the impact is considered in the impact is considered. AGRICULTURE & FOREST RESOURCES Would the project of the impact is considered in the	s not anticipa dered less the able light lever proposed pro- se surround d less than s	ated to be of nan significar els as it has oject would r ding resider	significant nt. been cond not create	itioned a new enty to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				\boxtimes
Source: GIS database, and Project Application Materials.				
Findings of Fact:				
a) The project is located on land designated as "Local Impo County GIS database. Therefore, the proposed project w Farmland, or Farmland of Statewide Importance to non-agric	ill not conv	ler the Farm ert Prime F	lands layer ⁻ armland, l	of the Jnique
b) According to GIS database, the project is not located w Williamson Act contract; therefore, no impact will occur as a	ithin an Agr result of the	ricultural Pre proposed pi	eserve or u roject.	nder a
c) The proposed project is currently zoned Light Agriculture the proposed project includes a Change of Zone which Commercial Office (C-O). In addition, the project site is not (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not use within 300 feet of agriculturally zoned property.	n would cha surrounded	ange the e d by agricult	xisting zon urally zone	ing to d land
d) The project will not involve other changes in the existing enature, could result in conversion of Farmland, to non-agricul		which, due t	to their loca	tion or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland				
Production (as defined by Govt. Code section 51104(g))? b) Result in the loss of forest land or conversion of				\boxtimes
forest land to non-forest use? c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				
Source: Riverside County General Plan Figure OS-3 "Par Project Application Materials.	ks, Forests	and Recrea	ation Areas	," and
Findings of Fact:				
a) The project is not located within the boundaries of a fore Code section 12220(g)), timberland (as defined by Pub timberland zoned Timberland Production (as defined by Gov	lic Resourc	es Code s	ection 452	6), or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
proposed project will not impact land designated as fore Timberland Production.	st land, timb	perland, or t	imberland	zoned
 b) The project is not located within forest land and will conversion of forest land to non-forest use; therefore, no im project. 				
c) The project will not involve other changes in the existing of nature, could result in conversion of forest land to non-forest		which, due t	their loca	ation or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? 			\boxtimes	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			\boxtimes	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	, ⊔			
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				\boxtimes
f) Create objectionable odors affecting a substantial number of people?				\boxtimes
Source: SCAQMD CEQA Air Quality Handbook Findings of Fact: CEQA Guidelines indicate that a project project violates any ambient air quality standard, contribution, or exposes sensitive receptors to substantial pollution.	tes substant	ially to an e		
a) The project site is located in the South Coast Air Bas Management District (SCAQMD) Governing Board has at Plan (AQMP). The AQMP is a plan for the regional improve the County's General Plan in 2003, the General Plan's EIR the General Plan growth projections for consistency with the	dopted the 2 ement of air ((No. 441, SC	003 Air Qua quality. As p 3H No. 2002	ality Manag part of ador 051143) ar	gement otion of nalyzed

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and would therefore be consistent with the SCAQMD's AQMP.

Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan

Potential Significar Impact	t Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.
- e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?		\boxtimes		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				\boxtimes
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				\boxtimes
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				\boxtimes
Source: GIS database, WRCMSHCP, Environmental Prog – Focused Breeding Season Burrowing Owl Habitat Asses 2013 by L&L Environmental, Inc. Findings of Fact:				

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. However, a Habitat Assessment report was required. Based upon the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
results of the report, it can be concluded that the projection WRCMSHCP.	ect will not conf	lict with the	provisions	of the
b-c) According to Focused Breeding Season Burrow prepared on August 23, 2013 by L&L Environmental, present use of the site by Burrowing Owl was observe Burrowing Owl is not currently occupying any portion of suitable vegetative habitat for Burrowing Owl, 30 days present of this presence/absence survey for burrowing owl results of this presence/absence survey shall be provid Department. (COA 60.EPD.3) With the incorporation of the less than significant impact.	Inc., during sited. The Burrowing the site, however ior to the issuar be conducted to the in writing to	e surveys none own Student of Student of a grade of a grade of a grade of the Environ	o sign of p dy conclude of the prese ding permit, d biologist a mental Pro	ed that ence of a pre- and the grams
 d) The project will not interfere substantially with the mov or wildlife species or with established native resident mig native wildlife nursery sites. Therefore, there is no significant 	ratory wildlife c			
e-f) According to the Focused Breeding Season Burrow state or federal jurisdictional areas are present onsite ar habitat was present. No fairy shrimp or fairy shrimp has significant impact.	nd no MSHCP r	iparian/riveri	ine or verna	al pool
g) The proposed project will not conflict with any local resources, such as a tree preservation policy or ordinance				
Mitigation: Within 30 days prior to the issuance presence/absence survey for the burrowing owl shall be results of this presence/absence survey shall be provided Department. (COA 60.EPD.3)	e conducted by	a qualified	biologist a	nd the
Monitoring: Monitoring shall be conducted through the E	uilding and Saf	ety Plan Che	eck Process	S.
CULTURAL RESOURCES Would the project				
8. Historic Resourcesa) Alter or destroy an historic site?			\boxtimes	
 b) Cause a substantial adverse change in significance of a historical resource as defined in Califor Code of Regulations, Section 15064.5? 			\boxtimes	
<u>Source</u> : Project Application Materials, County Archaeol No. 4817 (PDA04817)	ogist Review, C	County Archa	aeological f	Report
Findings of Fact:				
a-b) According to PDA04817, no artifacts, sites, or iso indicate a possible subsurface component to the sit surrounding the project has been surveyed and the ollocated on boulders. The project area does not have isolates or indications of a possible site identified on the	e. Approximate nly sites record any boulders	ely 90 perd led have be and there v	ent of the een milling were no an	area slicks tifacts,

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	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
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resources on this property are minimal. (COA 10.PLANNING.38) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.39) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resourcesa) Alter or destroy an archaeological site.		\boxtimes	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?			
c) Disturb any human remains, including those interred outside of formal cemeteries?		\boxtimes	
d) Restrict existing religious or sacred uses within the potential impact area?			\boxtimes

<u>Source</u>: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4817 (PDA04817)

Findings of Fact:

- a-b) According to PDA04817, no artifacts, sites, or isolates were noted and there was nothing to indicate a possible subsurface component to the site. Approximately 90 percent of the area surrounding the project has been surveyed and the only sites recorded have been milling slicks located on boulders. The project area does not have any boulders and there were no artifacts, isolates or indications of a possible site identified on the surface. The potential for archaeological resources on this property are minimal. (COA 10.PLANNING.38) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.39) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.40) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

<u>Mitigation:</u> No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required				
10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? 			\boxtimes	
Source: Riverside County General Plan, GIS database, Cou	inty Geolog	ist review		
Findings of Fact:				
a) According to General Plan, this site has been mapped as resources. This category encompasses lands for which pr demonstrates a low potential for containing significant paler impacts. As such, this project is not anticipated to require resources. (10.PLANNING.34) This is a standard condition purposes. Therefore, the impact is considered less than signi Mitigation: No mitigation measures are required.	evious field ontological any direct and not col	surveys an resources so mitigation for	d docume ubject to a or paleonto	ntation dverse logical
Monitoring: No monitoring measures are required				
GEOLOGY AND SOILS Would the project	HVVMA-1			
 Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? 			\boxtimes	
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
Source: Riverside County General Plan Figure S-2 "Earthq County Geologist review	uake Fault	Study Zones	s," GIS data	abase,
Findings of Fact:				
a) The project site is not located within an Alquist-Priolo Earth will not expose people or structures to potential substantial a injury, or death. California Building Code (CBC) requirement will mitigate the potential impact to less than significant. As commercial development they are not considered mitigation. Therefore, the impact is considered less than significant.	ndverse effe ts pertaining CBC requi	ects, including to commer irements are	g the risk o cial develo applicable	of loss, pment to all
b) The project site is not located within an Alquist-Priolo Ea lines are present on or adjacent to the project site. Therefore the impact is considered loss than site	e, there is a			

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?				\boxtimes
Source: Riverside County General Plan Figure S-3 "G	ieneralized	Liquefaction [*]	', GIS Dat	abase,
Findings of Fact:				
a) According to GIS database, the project site is not located project will have no significant impact.	within an ar	ea subject to	liquefactio	n. The
Mitigation: No mitigation measures required.				
Monitoring: No monitoring measures are required.				
Ground-shaking Zone Be subject to strong seismic ground shaking?			\boxtimes	
Source: Riverside County General Plan Figure S-4 "Eartho Figures S-13 through S-21 (showing General Ground Shakir				o," and
Findings of Fact:				
There are no known active or potentially active faults that to within an Alquist-Priolo Earthquake Fault Zone. The principal is ground shaking resulting from an earthquake occurring active faults in Southern California. California Building development will mitigate the potential impact to less that applicable to all development, they are not considered mitigate.	al seismic ha along sevel Code (CBC an significan	azard that co ral major act) requirement. t. As CBC i	uld affect to tive or pote nts pertain requiremen	he site entially ing to its are
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
<u>Source:</u> Riverside County General Plan Figure S-5 "Reg Geologist review	jions Under	ain by Stee	p Slope", (County
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a) According to General Plan the project site is not located or that would become unstable as a result of the project landslide, lateral spreading, collapse, or rockfall hazards. The	, and poter	ntially result	in on- or o	off-site
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				
Source: GIS database, Riverside County General Plan Figure County Geologist review	ure S-7 "Doo	cumented Su	ıbsidence A	vreas",
Findings of Fact:				
a) According to GIS, the project site is not located in an are will occur as a result of the proposed project.	a susceptib	ole to subside	ence. No in	npacts
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				
Source: Project Application Materials, County Geologist rev	iew			
a) The project site is not subject to other geologic hazards hazard.	s such as s	eiche, mudf	low or a vo	olcanic
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
17. Slopes a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?			\boxtimes	
<u> </u>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?				\boxtimes
Source: Project Application Materials, Building and Safety –	Grading Re	view		
Findings of Fact:				
 a) The project will not significantly change the existing topo will follow the natural slopes and not alter any significant ele- site. 	ography on t vated topog	the subject s raphic featur	site. The g es located	rading on the
b) The project will not cut or fill slopes greater than 2:1 or cre	ate a slope	higher than	10 feet.	
c) The project does not result in grading that affects or negat	es subsurfa	ce sewage d	lisposal sys	tems.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
18. Soils			*****	
18. Soils a) Result in substantial soil erosion or the loss of topsoil? 				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?			\boxtimes	
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				\boxtimes
Source: General Plan figure S-6 "Engineering Geolog Materials, Building and Safety Grading review	gic Material	s Map", Pr	oject Appli	ication
a) The development of the site could result in the loss of to manner that would result in significant amounts of soil erosi Practices (BMPs) would reduce the impact to below a leve than significant.	on. Impleme	entation of B	est Manag	ement
b) The project may be located on expansive soil; how requirements pertaining to commercial development will m significant. As CBC requirements are applicable to all development of CEQA implementation purposes.	itigate the	potential imp	pact to less	s than
c) The project is not proposing the use of septic systems. Therefore, the project will have no significant impact.	s. Full sev	ver service	will be pro	vided.
Mitigation: No mitigation measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.		•		
19. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?			\boxtimes	
Source: Building and Safety Grading review, Project Applica	ation Materi	als		
Findings of Fact:				
a) Implementation of the proposed project will involve grastandard construction procedures, and federal, state and loc with the site's storm water pollution prevention plan (SWP (BMPs) required under the National Pollution Discharge permit, will minimize potential for erosion during construction amounts of soil material from eroding from the project site waters located downstream.	al regulation PP) and its System (Non. These p	ns implemen Best Manag IPDES) gen practices will	ted in conju gement Pra eral constr keep subs	inction actices ruction stantial
b) The potential for on-site erosion will increase due to graconstruction phase. However, BMPs will be implemented for erosion.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
20. Wind Erosion and Blowsand from project either on or off site.a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?			\boxtimes	
Source: Riverside County General Plan Figure S-8 "Wine Sec. 14.2 & Ord. 484	d Erosion S	Susceptibility	Map," Ord	l. 460,
Findings of Fact:				
a) The site is located in an area of Moderate Wind Erod Element Policy for Wind Erosion requires buildings and struct which are covered by the California Building Code (CBC). Veresult in an increase in wind erosion and blowsand, either on significant impact.	ctures to be Vith such c	designed to ompliance, the	resist wind ne project v	loads vill not
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
GREENHOUSE GAS EMISSIONS Would the project			A NI 4000	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? 				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			\boxtimes	
Source: Project application materials, Greenhouse Gas Adated September 27, 2013	Analysis pre	epared by U	rban Cross	sroads,
Findings of Fact:				
a) Analysis by Urban Crossroads indicates the project's ann tons per year (MTY) of CO ₂ -equivalents (CO2e). This total is for residential and commercial project currently proposed by District. This project total includes both direct (amortized emissions) and indirect (electricity, solid waste and water use will not result in significant generation of greenhouse gases have a significant impact on the environment due to greenhouse b) The project will be consistent with the policies and plans proposed project will reduce GHG emissions with implement compliance with County Ordinance No. 859, Water-Efficiel lighting. These measures ensure the project will not confiregulations related to reducing GHG emissions. The project is Mitigation: No mitigation measures are required.	s below the the South Code construction GHG es, either directions of Riversiant Landscatict with any	threshold of Coast Air Quaion, area so emissions. Hectly or indirectly or indirectly accepted a county accepted design aping Standar applicable	3,000 MTY ality Managource and alence, the pectly, and vend AB 32. features sources and eplans, police	CO2e lement mobile project will not The uch as fficient cies or
Monitoring: No monitoring measures are required.				
HAZARDS AND HAZARDOUS MATERIALS Would the pro	iect			·····
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			\boxtimes	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			\boxtimes	
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			\boxtimes	
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Govern-				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ment Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
Source: Project Application Materials, Department of Department Review	Environmen	tal Health I	Review an	d Fire
Findings of Fact:				
a-b) The project is proposing to construct a 10,275 sq. ft. muproject is not anticipated to create a significant hazard to the or disposal of hazardous materials or create a significant through reasonably foreseeable upset and accident condit materials into the environment. Therefore, the impact is constitutions.	public or th hazard to t ions involvi	e environme ne public or ng the relea	ent transpo the envirouse ase of haz	rt, use, onment
c) The project has been reviewed by the Riverside County and will not impair the implementation or physically interfer plan or an emergency evacuation plan.				
d) The project is located within one-quarter mile of an exproposing to construct a 10,275 sq. ft. multi-tenant common hazardous emissions or handle hazardous or acutely hazard project will have less than significant impact.	nercial offic	e building a	and will no	ot emit
e) The project is not located on a site which is included on a pursuant to Government Code Section 65962.5 and would not or the environment.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
23. Airports a) Result in an inconsistency with an Airport Master Plan?		\boxtimes		
b) Require review by the Airport Land Use Commission?		\boxtimes		
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			\boxtimes	
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?			\boxtimes	
Source: Riverside County General Plan Figure S-19 "Airpo	rt Locations	." GIS datab	ase. Airpoi	t Land

Use Commission (ALUC) development review, report dated September 24, 2013.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a-b) The project site is located at the border of Areas II and III Airport Influence Area. The project was reviewed by the Commission and was found to be consistent with the 1984 R as applied to the Airport Influence area of March Air Force Bas Inland Port), subject to the conditions outlined in the A 10.PLANNING.37, 80.PLANNING.22 and 90.PLANNING.31) measure, the project will have a less than significant impact.	Riverside C iverside C se (now M LUC repo With the in	e County A ounty Airpor arch Air Res ort. (COA 1 ncorporation	Airport Land rt Land Use serve Base/ IO.PLANNIN n of this mit	d Use Plan, March NG.36, igation
therefore the project will have a less than significant impact. Mitigation: Prior to the issuance of building permits, the easement to the March Inland Port Airport Authority. Also, with greatest height, the permittee shall complete Form 7460-2, No to the Federal Aviation Administration. The requirement for sthe project is abandoned. (COA 10.PLANNING.36, 10.F 90.PLANNING.31)	landowner nin 5 days tice of Actronital is	shall con after construal Constructions	vey an avocation reaction or Altestable in the	igation hes its ration, event
Monitoring: Monitoring shall be conducted through the Buildin	g and Safe	ety Plan Che	eck Process	S .
24. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				
Source: Riverside County General Plan Figure S-11 "Wildfire	Susceptib	ility," GIS da	ntabase	
Findings of Fact:				
a) According to the General Plan, the project site is not local have no significant impact.	ted in a hi	gh fire area	a. The proje	ect will
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			\boxtimes	
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				\boxtimes
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				\boxtimes
g) Otherwise substantially degrade water quality?			\boxtimes	
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

Department Review

Findings of Fact:

- a) The site is located on a ridge and as such does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.
- b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.BS GRADE.11) Therefore, the impact is considered less than significant with mitigation incorporated.
- c) The proposed project is located within the boundaries of the Western Municipal Water District. At this time, the water district has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.
- d) The site is located on a ridge and as such does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not create or

Sign	entially nificant npact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
contribute runoff water that would exceed the capacity of existi systems or provide substantial additional sources of polluted ru than significant.	ing or p Inoff. Th	olanned stor ne impact is	rmwater dr s considere	ainage ed less
e-f) The project proposed project will not place housing or struct area. Therefore, there is no significant impact.	tures wi	thin a 100- ₁	year flood	nazard
g) The proposed project is not anticipated to otherwise substantial the substantial degradation of water quality, the project has been any grading or construction permits, to comply with the Nation System, by developing and implementing a storm water pollumonitoring program and reporting plan for the construction conditioned to submit a Final Water Quality Management Plan review and approval. The WQMP addresses post-developmed development and re-development projects. These are standard considered unique mitigation pursuant to CEQA. Therefore, to significant.	conditinal Polition presite. prior to the material conditi	oned prior t lutant Disclevention pla The project grading pe er quality in ons of appl	to the issuation the issue that and also well to the issuer the is	ince of ination I as a been nce for n new ire not
h) The proposed project will include the construction of new Control Best Management Practices (BMPs). Prior to grading plans and any other necessary documentation shall be submitted 11) Therefore, the impact is considered less than significant with n	permit i d for rev	ssuance, B ⁄iew. (COA	MP improv . 60. BS GI	ement
Mitigation: A copy of the BMP improvement plans along a copy be submitted to the Transportation for review and approval. The a treatment control BMPs and/or clearance from the Building and BMPs described in the project-specific WQMP shall be constructed approved plans and specifications. (COA: 60.BS GRADE.11, 60.BGRADE.01, 90.BS GRADE.02, 90.TRANS.11, 90.TRANS.12).	ipplican d Safet ed and i	t shall obtai y Departme nstalled in o	n inspection ent. All stra conformance	n of all uctural e with
Monitoring: Monitoring shall be conducted by the Transportation of Building and Safety plan check process.	Depart	ment and b	y the Depa	rtment
26. Floodplains Degree of Suitability in 100-Year Floodplains. As indicated Suitability has been checked.	d below	, the appro	priate Deg	ree of
NA - Not Applicable U - Generally Unsuitable			R - Restric	ted 🗌
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?			\boxtimes	
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?				\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
d) Changes in the amount of surface water in any water body?				\boxtimes		
Source: Riverside County General Plan Figure S-9 "100- ar S-10 "Dam Failure Inundation Zone," Riverside County Flo Condition, GIS database						
Findings of Fact:						
a) The project will not substantially alter the existing drains through the alteration of the course of a stream or river, or susurface runoff in a manner that would result in flooding on- or	ıbstantially i					
b) The project will not substantially change absorption rates	or the rate a	and amount o	of surface r	unoff.		
c) The project will not place housing within a 100-year flood hazard area, as mapped on a federa Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.						
d) The project will not cause changes in the amount of surface	e water in a	any water boo	dy.			
Mitigation: No mitigation measures are required.						
Monitoring: No monitoring measures are required.						
LAND USE/PLANNING Would the project						
27. Land Use a) Result in a substantial alteration of the present or planned land use of an area? 			\boxtimes			
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?						
Source: Riverside County General Plan, GIS database, Pro	ject Applica	tion Materials	S			
Findings of Fact:						
a) The project proposes to construct a 10,275 sq. ft. multi-tenant commercial office building. The project site is currently designated Community Development: Commercial Office (CD:CO) (0.35 to 1.00 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan. A variety of office uses, including financial institutions, legal services, and other office and support services uses are allowed within the Community Development: Commercial Office (CD:CO) (0.35 to 1.00 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.						
b) The project is located adjacent to the City of Riverside at The City provided a comment a letter dated August 1, 20 project design, specifically regarding median modification along Van Buren Blvd. The City also indicated in the lette provided on east-bound Van Buren Blvd to allow slowing versions.	13 raising s s to accom r the need	some concer amodate left for a decele	ns regardi -turn move ration lane	ng the ements e to be		

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Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	
	Mitigation	Impact	
	Incorporated		

through traffic. The Riverside County Transportation Department staff has reviewed the comments provided from the City and has indicated that based on ITE *Trip Generation* 9th Ed. Land Use Code 710, the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd, Transportation Department staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning a) Be consistent with the site's existing or proposed zoning? 			
b) Be compatible with existing surrounding zoning?		\boxtimes	
c) Be compatible with existing and planned sur- rounding land uses?		\boxtimes	
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?		\boxtimes	
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?			

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The project site is currently zoned Light Agriculture 10 Acre Minimum (A-1-10). However, the proposed project includes a Change of Zone which would change the existing zoning to Commercial Office (C-O). The proposed 10,275 sq. ft. multi-tenant commercial office building is a permitted use, subject to approval of a plot plan in the Commercial Office (C-O) zone. Therefore, the project will have less than significant impact.
- b) The project site is surrounded by properties which are located within the City of Riverside to the north and west and the March Joint Powers Authority (JPA) to the south. The property located to the west of the project site is zoned Commercial Retail (per information obtained from the City of Riverside Website) and the property located to south is zoned Business Park (per information obtained from the March JPA website). Therefore, the project will be compatible with the surrounding zoning classifications.
- c) The project site is designated Community Development: Commercial Office (CD: CO) (0.35 to 1.00 Floor Area Ratio) and surrounding properties are designated Commercial to the west (per information obtained from the City of Riverside Website) and March Business Specific Plan SP-1 (per information obtained from the March JPA website) to the south. The project site is surrounded by vacant land to the south and west and single family residences to the north. The project is proposing to construct a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptabilit NA - Not Applicable C - Generally Unacceptable D - Land Use Discouraged			necked. ionally Acce	eptable
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA B C D				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA B C D			\boxtimes	
Source: Riverside County General Plan Figure S-19 "Airport Facilities Map, Airport Land Use Commission (ALUC) devel 24, 2013. Findings of Fact: a-b) The project site is located at the border of Areas II and I Airport Influence Area. The project was reviewed by the Commission and was found to be consistent with the 1984 I as applied to the Airport Influence area of March Air Force Ba Inland Port). The project will have less than significant impact the project site to excessive noise levels. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	opment rev II of the cu e Riversid Riverside C ase (now M	rrent March A county A county Airpor larch Air Res	dated Sept Air Reserve Airport Land t Land Use Serve Base	e Base d Use e Plan, March
31. Railroad Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				\boxtimes
Source: Riverside County General Plan Figure C-1 "C Inspection	irculation F	Plan", GIS o	latabase, (On-site
<u>Findings of Fact</u> : The project site is not located adjace significant impact.	nt a railroa	ad line. Th	e project h	nas no
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required. Page 26 of 38		E	A No. 4260	00

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Highway Noise	П	П	\boxtimes	
NA A B C D D Source: On-site Inspection, Project Application Materials 25382 Riverside County, California dated August 30, 2013 of Riverside, Industrial Hygiene Program response letter date	prepared by	Roma Envir	for Plot Pl	
Findings of Fact: The project site is located adjacent to Vathe project is a proposal to construct a 10,275 sq. ft. multi-to not create a noise sensitive use. The project shall also reviewed by the Industrial Hygiene Program and their list of windows facing either Van Buren Blvd or Barton Road that 28 and providing a mechanical ventilation system such a window conditions. (COA 10.E HEALTH. 1) Therefore, the less than significant.	enant comm comply with f recommend have a sou as air-conditi	ercial office lend the Noise dations that indicated transmissioning so as	ouilding that Impact Are notudes institutes in institutes institutes institutes institutes institutes institut	t does nalysis stalling ting of closed
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
33. Other Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				\boxtimes
Source: Project Application Materials, GIS database				
<u>Findings of Fact</u> : No additional noise sources have been contribute a significant amount of noise to the project. There				would
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			\boxtimes	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			\boxtimes	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan, Table N-1 ("Land Exposure"); Noise Impact Analysis for Plot Plan No 25382 Ri 30, 2013 prepared by Roma Environmental; County of response letter dated September 18, 2013	verside Co	unty, Čalifor	nia dated i	August
Findings of Fact:				
 a) Although the project will increase the ambient noise construction, and the general ambient noise level will increase impacts are not considered significant. 			•	_
b) The project might create a substantial temporary or periodic project vicinity above levels existing without the project. How construction and the operation of the site must comply wit restricts construction (short-term) and operational (long-term comply with the Noise Impact Analysis reviewed by the Indurecommendations. (COA 10.E HEALTH. 1) Therefore, potent significant.	vever, all no th the Cou m) noise le ustrial Hygi	oise generat nty's noise sevels. The peneral representation of the	ed during standards, project sha n and theil	project which all also r list of
c) The project is not anticipated to cause exposure of persexcess of standards established in the local general plan or n with the Noise Impact Analysis reviewed by the Industrice recommendations. (COA 10.E HEALTH. 1) Therefore, potent significant.	oise ordina ial Hygiene	nce. The pro Program	oject shall o and their	comply list of
d) Persons might be exposed to ground-borne vibration construction and operation of the project. The project shall reviewed by the Industrial Hygiene Program and their list of ambient noise levels during construction and operation of the 1) Therefore, potential noise impact is considered less than significant to the construction and operation of the considered less than significant to the construction and operation of the considered less than significant to the construction and operation of the construction and operation of the project.	comply wit recomment proposed	th the Noise ndations in o	Impact A order to m	nalysis inimize
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
POPULATION AND HOUSING Would the project				WITH
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				\boxtimes
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing else- where?				\boxtimes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect a County Redevelopment Project Area?				\boxtimes
e) Cumulatively exceed official regional or local population projections?				\boxtimes
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Source: Project Application Materials, GIS database, FElement	Riverside C	ounty Gener	ral Plan H	ousing
Findings of Fact:			-	
a) The proposed project will not displace any housing, necessing elsewhere. The project will have no significant impact		e constructio	on of replac	ement
b) The project will not create a demand for additional households earning 80% or less of the County's median incimpact.				
c) The project will not displace substantial numbers of preplacement housing elsewhere. The project will have no sig			e construct	tion of
d) The project is not located within a County Redevelopmer have no significant impact.	nt Project A	rea. Therefor	e, the proje	ect will
e) The project will not cumulatively exceed official regional o will have no significant impact.	r local popu	ılation projec	tions. The _l	project
f) Development of the project site will have a less than s population growth in an area either directly (for example, by indirectly (for example, through extension of roads or other in	proposing n	ew homes ar		
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
PUBLIC SERVICES Would the project result in substantial the provision of new or physically altered government faculties, the construction of which impacts, in order to maintain acceptable service ratios, objectives for any of the public services:	cilities or th n could ca	e need for i use significa	new or phy int environ ther perfor	/sically mental
36. Fire Services				
Source: Riverside County General Plan Safety Element				
Findings of Fact:				
Page 29 of 38		Е	A No. 4260	00

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Val Verde Unified School District correspondence, GIS database

<u>Findings of Fact</u>: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries				
Source: Riverside County General Plan				
Findings of Fact:				
The proposed project will not create a significant incremental will not require the provision of new or altered government new facilities required by the cumulative effects of surroupplicable environmental standards. This project shall comitigate the potential effects to library services. (COA 90.Pl of Approval and pursuant to CEQA is not considered mitigate.)	facilities at ounding projemply with C _ANNING.28	this time. Arects would county Ordin	ny construc have to ma nance No. (tion of eet all 659 to
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
40. Health Services			\boxtimes	
Source: Riverside County General Plan				
Findings of Fact:				
The use of the proposed project would not cause an impa within the service parameters of County health centers. The facilities or result in the construction of new or physically impact. Any construction of new facilities required by the surrounding projects would have to meet all applicable environments.	ne project wi altered facili e cumulativ	ill not physic ties. The pro e effects of	cally alter e oject will ha	xisting ave no
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
RECREATION	**************************************			
41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? 				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: GIS database, Ord. No. 659 (Establishing Developm Department Review	ent Impaci	t Fees), Par	ks & Open	Space
Findings of Fact:				
 a) The project would not include recreational facilities or re recreational facilities which might have an adverse physical eff have no significant impact. 				
b) The project would not include the use of existing neighborhold facilities such that substantial physical deterioration of the fac project will have no significant impact.				
c) The project is not located within a County Service Area. In and as such, is not required to pay Quimby fees. The project w				oroject,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
42. Recreational Trails				\boxtimes
Source: Riverside County General Plan				
Findings of Fact: The proposed project has not incorporated project will have no impacts to recreational trails.	l any trails	into its desi	gn; therefo	re, the
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the perform-				
ance of the circulation system, taking into account all modes of transportation, including mass transit and non-				
motorized travel and relevant components of the circulation		•		
system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and				
mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service				\boxtimes
standards and travel demand measures, or other standards				
established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including	П	П		\square
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?			***************************************	
d) Alter waterborne, rail or air traffic?				\boxtimes
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			\boxtimes	
f) Cause an effect upon, or a need for new or altered maintenance of roads?			\boxtimes	
g) Cause an effect upon circulation during the project's construction?			\boxtimes	
h) Result in inadequate emergency access or access to nearby uses?				\boxtimes
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?				

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

- a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.
- b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.
- c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.
- e-f) The project is proposing to a median modification to accommodate left-turn movements along Van Buren Blvd. According to the Transportation Department, there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd intersection should provide adequate gaps for these vehicles as well. Additionally, the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd should not be a factor. Therefore, the project will not substantially increase hazards due to this design feature. The impact is considered less than significant.
- g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.
- h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) The project site will not conflict with adopted policies, pl bikeways or pedestrian facilities, or otherwise substantially such facilities. The project will have no significant impact.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AA Dika Tasila				
44. Bike Trails				
Source: Riverside County General Plan				
Findings of Fact: The proposed project has not incorporate project will have no impacts to bike trails.	ed any trails	into its desi	gn; therefo	re, the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
UTILITY AND SERVICE SYSTEMS Would the project				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Department of Environmental Health Review				
Findings of Fact:				
a) The project will receive potable water service from Wester County Department of Environmental Health has reviewed or will not result in the construction of new water treatment the construction of which would cause significant environg considered less than significant.	this project. facilities or e	The project expansion of	does not rexisting fac	equire cilities,
b) There is a sufficient water supply available to serve the resources. This project has been conditioned to comply with Department of Environmental Health. Water shall be installed the Riverside County Department of Environmental Health.	the requirer	ments of the	Riverside (County
Mitigation: No mitigation measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treat- ment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			\boxtimes	
Source: Department of Environmental Health (DEH) Review	/			
Findings of Fact:				
a) The City of Riverside will service the project with s Department of Health has reviewed this project. The projeconstruction of new wastewater treatment facilities, including facilities, the construction of which would cause significant er b) This project has been conditioned to comply with the Department of Environmental Health. Water and sewer s requirements of the Riverside County Department of Environ Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	ct will not r g septic sys nvironmenta requiremental hall be ins	equire or will tems, or expa al effects. ents of the I talled in acc	I not result ansion of e Riverside	t in the existing
47. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			\boxtimes	
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?				
Source: Riverside County General Plan, Riverside correspondence	County	Waste M ana	agement	District
Findings of Fact:				
 a) The project will not substantially alter existing or futu disposal services. The landfill that will serve the project has project's anticipated solid waste disposal needs. 				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) The development will comply with federal, state, and loc wastes (including the CIWMP- County Integrated Waste Ma			ons related to	o solid
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
48. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the consenvironmental effects?			cause sigr	
a) Electricity? b) Natural gas?		<u> </u>	$oxed{\boxtimes}$	
c) Communications systems?				<u> </u>
d) Storm water drainage?				
e) Street lighting?			\boxtimes	
f) Maintenance of public facilities, including roads?				
g) Other governmental services?				
a-c) The project will require utility services in the form of Ele systems. Utility service infrastructure is available to the projet is not anticipated to create a need for new facilities.d) Storm water drainage will be handled on-site.				
e-f) Street lighting exists for access to the project site. The the maintenance of public facilities, including roads.	oroject will	have an incr	emental imp	act on
g) The project will not require additional governmental service	es.			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?				\boxtimes
Source:				
a) The proposed project will not project conflict with any project will have no significant impact.	adopted er	nergy conser	vation plans	s. The

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MANDATORY FINDINGS OF SIGNIFICANCE		*HANTY V**		
Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
Source: Staff review, Project Application Materials				
of the environment, substantially reduce the habitat of fish populations to drop below self-sustaining levels, threaten to reduce the number or restrict the range of a rare or endange examples of the major periods of California history or prehist limited, but cumulatively considerable? ("Cumulatively considerable" means that the incrementate effects of a project are considerable when viewed in connection with the effects of past projects, othe current projects and probable future projects)?	eliminate a ered plant of tory.	plant or anir	nal commu	nity, or
Source: Staff review, Project Application Materials				
<u>Findings of Fact</u> : The project does not have impacts which considerable.	ch are indivi	dually limited	l, but cumu	ılatively
52. Does the project have environmental effects that will cause substantial adverse effects on human beings either directly or indirectly?	;	***************************************	ANUT	
cause substantial adverse effects on human beings	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised: 10/29/2013 9:24 AM

File: EA.PP25382

PLOT PLAN:TRANSMITTED Case #: PP25382 Parcel: 294-030-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Page: 1

The use hereby permitted is to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan

PLOT PLAN:TRANSMITTED Case #: PP25382 Parcel: 294-030-005

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

No. 25382 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25382, Exhibit A, Amended No. 1, dated 9/16/13.

APPROVED EXHIBIT B&C = Plot Plan No. 25382, Exhibit B&C (Sheets 1-3), Amended No. 1, dated 9/16/13.

APPROVED EXHIBIT L = Plot Plan No. 25382, Exhibit L, Amended No. 1, dated 9/30/13.

APPROVED EXHIBIT M = Plot Plan No. 25382, Exhibit M (Sheets 1&2), Amended No. 1, dated 10/23/13.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

PLOT PLAN:TRANSMITTED Case #: PP25382 Parcel: 294-030-005

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is

PLOT PLAN:TRANSMITTED Case #: PP25382

Parcel: 294-030-005

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE

RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE - DRAINAGE & TERRACING

RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS

RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18 USE - OFFST. PAVED PKG

RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25382 Parcel: 294-030-005

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS

RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit

PLOT PLAN:TRANSMITTED Case #: PP25382 Parcel: 294-030-005

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), signage, grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The mandated adoption of the 2013 California Building code(s) shall take effect on January 1st, 2014.

ACCESSIBLE PATH OF TRAVEL:

Included within the building plan submittal will be a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel to include the applicable areas:

- $\overline{1}$.Connection to the public R.O. $\overline{ ext{W}}$.
- 2. Connection to all buildings.
- 3. Connection to areas of public accommodation
- 4. Connection to accessible designed trash enclosures.
- 5. Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas. THE DETAILS SHALL INCLUDE:
- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4. Ramp and curb cut-out locations.
- 5. Level landing areas at all entrance and egress points.

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste

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10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) (cont.) RECOMMND

management plan by the Riverside County Waste Management Department that:

- 1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
- 2.Determines if materials will be sorted on site or mixed.
- 3. Identifies diversion facilities where material collected will be taken.
- 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8982, for further information.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

Noise Consultant: Roma Environmental

31751 Sandhill Lane, Temecula, CA 92591 (951) 544-3170

Noise Study:

"Noise Impact Analysis for Plot Plan 25382 Riverside County, California",

dated August 30, 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP 25382 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 18, 2013. c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 WMWD POTABLE WATER SERVICE

RECOMMND

Plot Plan 25382 is proposing to receive potable water service from Western Municipal Water District (WMWD). It is the responsibility of the facility to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

10.E HEALTH. 4 CITY OF RIVERSIDE - SEWER

RECOMMND

Plot Plan 25382 is proposing to receive sanitary sewer service from the City of Riverside. It is the responsibility of the facility to ensure that all requirements to obtain sanitary sewer service are met with the City of Riverside as well as all other applicable agencies. The City of Riverside, as the sewer purveyor, shall have the responsibility of determining all grease interceptor requirements, including sizing capacity and other structural specifications if needed.

It should be noted that on September 10, 2013, the City of Riverside City Council approved the "Second Amendment to the Cooperative Agreement for Sewer Service with Western Municipal Water District" (Amendment). This "Amendment" revised the sewer service boundary in the vicinity of Van Buren Boulevard and Washington Street, and at the southeasterly corner of Van Buren Boulevard and Barton Street, placing both areas within the City's sewer service area. Plot Plan 25382 is located within the delineated sewer service area boundaries of this "Amendment".

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL BUILDINGS

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25382 is a proposal to construct a commercial office center with 42 parking spaces 2.26-gross acres in Lake Mathews/Woodcrest area. The site is located southeasterly corner of Van Buren Blvd and Barton Street.

The site is located on a ridge and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.)

RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A,B,C, L and M unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - COLORS & MATERIALS

RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 7 USE - BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), professional business office: 1 space/200 sq. ft. of net leasable floor area.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 15 USE - RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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10.PLANNING. 16 USE - NO SECOND FLOOR

RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

- In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.
- 10.PLANNING. 23 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 24 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA (cont.)

RECOMMND

life of this permit.

10.PLANNING. 29 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 34 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - LOW PALEO (cont.)

RECOMMND

- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
- 8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 36 USE - ALUC LETTER

RECOMMND

The permit holder shall remain in compliance with the Riverside County Airport Land Use Commission's letter dated September 24, 2013, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 37 USE - ALUC CONDITIONS

RECOMMND

The Riverside County Airport Land Use Commission (ALUC) found the project consistent with the 1984 Riverside County

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ALUC CONDITIONS (cont.)

RECOMMND

Airport Land Use Plan, as applied to the Airport Influence area of March Air Force Base (now March Air Reserve Base/March Inland Port), subject to the following conditions:

- 1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- 2. The following uses shall be prohibited:
- a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, wastewater management facilities, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
- d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e) Highly noise-sensitive outdoor nonresidential uses.
- f) Children's schools.
- 3. The "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and/or tenants of the

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ALUC CONDITIONS (cont.) (cont.)

RECOMMND

property.

- 4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period of the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiquous canopy, when mature.
- 5. This project has been evaluated as a proposal for the establishment of a 10,500 square foot office building. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; restaurants (other than carry-out/take-home facilities with less than 12 seats); any other uses that would be considered to have an occupancy level greater than one person per 30 square feet (minimum square feet per occupant less than 30) pursuant to California Building Code (1998) Table 10-A.

- 6. The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 213-AWP-4901-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
- 7. The maximum height of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 35 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,795 feet above mean sea level.
- 8. Temporary construction equipment used during actual

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10.PLANNING. 37 USE - ALUC CONDITIONS (cont.) (cont.) RECOMMND

construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10.PLANNING. 38 USE - PDA04817

RECOMMND

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County Archaeological Report (PDA) No. 4817 submitted for this project (PP25382) was prepared by L&L Environmental, Inc. and is entitled: "Phase I Cultural Resources Assessment: Van Buren Commercial Center, Riverside County, California", dated September 19, 2013, Revised October 7, 2013.

PDA04817 concluded the project:

- 1. No artifacts, sites, or isolates were noted and there was nothing to indicate a possible subsurface component to the site.
- 2.Approximately 90 percent of the area surrounding the project has been surveyed and the only sites recorded have been milling slicks located on boulders.
- 3. The project area does not have any boulders and there were no artifacts, isolates or indications of a possible site identified on the surface.
- 4. The potential for archaeological resources on this property are minimal.

PDA04817 recommended:

- 1.No further archaeological studies on this site.
- 2.Monitoring during construction excavation is not required.
- 3.If in the event that subsurface resources (i.e. privies, subsurface trash dumps, Native American artifacts, etc.) are detected during grading activities, a Riverside County qualified archaeologist should be retained for consultation and examination of the resources.
- 4. If possible human remains are encountered during any earthmoving activities, all work must stop in the area in

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10.PLANNING. 38 USE - PDA04817 (cont.)

RECOMMND

which the find(s) are present and the Riverside County Coroner must be notified.

PDA04817 is hereby accepted for Planning purposes for PP25382. Conditions detailing the requirement should inadvertent discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 39

USE - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

- If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:
- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

- * A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.
- ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.
- 10.PLANNING. 40 USE IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2

USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3

USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4

USE-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

For more information regarding the public work bidding requirements please visit the following link: http://www.rctlma.org/trans/rbbd contractbidding.html.

10.TRANS. 5

USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 6

USE - FINAL WOMP REQUIREMENTS

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed quidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

"Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the

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10.TRANS. 6

USE - FINAL WQMP REQUIREMENTS (cont.)

RECOMMND

criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 4

- MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 5 USE - COC REQUIRED (1)

RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - SKR FEE CONDITION (cont.)

RECOMMND

amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.26 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 9 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7800 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the developement standards of the zone ultimately applied to the property.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25382, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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60. PRIOR TO GRADING PRMT ISSUANCE

USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND 60.TRANS. 1

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To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://www.rctlma.org/trans/rbbd contractbidding.html.

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE, 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

issued. Rough Grade approval can be accomplished by complying with the following:

- 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1

USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 8 USE - COC REQUIRED (2)

RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.5 is satisfied, this condition shall be considered MET.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS

RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 13 USE - REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7800 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - REQD APPLICATIONS (2) (cont.)

RECOMMND

ultimately applied to the property.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 17, 2013, summarized as follows:

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2): one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80. PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25382, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80. PLANNING. 20 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

- 2) Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 21 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 22 USE - ALUC CONDITION

RECOMMND

Prior to issuance of any building permits, the property owner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for procedures and additional information.

80.PLANNING. 23 USE - C-O ZONE USES ONLY ALLOW

RECOMMND

Only those uses allowed within Ord. No. 348, Section 9.72. A. (uses permitted provided a plot plan has been approved) are permitted within this building or any suite within this building. Those uses are as follows:

- 1. Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.
- 2. Art gallery, library, reading room, museum.
- 3. Banks and financial institutions.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - C-O ZONE USES ONLY ALLOW (cont.) RECOMMND

- 4. Employment agencies.
- 5. Parking lots and parking structures.
- 6. Prescription pharmacy when related and incidental to a professional office building.
- 7. Tourist information centers.
- 8. Travel agencies.
- 9. Day care centers.
- 10. Churches, temples and other places of religious worship.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 64 foot half-width right-of-way per Standard No. 91, Ordinance 461. (Modified for reduced right-of-way from 76' to 64'.)

Sufficient public street right-of-way along Barton Street shall be conveyed for public use to provide for a 44 foot half-width right-of-way per Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 50'- 44'.)

80.TRANS. 2 USE - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Van Boulevard and Barton Street.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Barton Street.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 4 USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 5 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Van Buren

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LANDSCAPING (cont.)

RECOMMND

Boulevard and Barton Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format $(24" \times 36")$. Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 7 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 8 USE - SUBMIT FINAL WOMP

RECOMMND

A final project specific WQMP shall be submitted to the County for review and approval.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

- 2.Base inspection prior to paving.
- 3. Precise grade inspection of entire permit area.
- a. Inspection of Final Paving
- b.Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

PLOT PLAN: TRANSMITTED Case #: PP25382 Parcel: 294-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

nstall portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of

Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#27-EXTINGUISHERS (cont.)

RECOMMND

equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY

RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Deparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 48 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 7 USE - COMPACT PARKING SPACES

RECOMMND

A maximum of nine (9) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with asonry block, landscaping screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is

PLOT PLAN:TRANSMITTED Case #: PP25382 Parcel: 294-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.)

RECOMMND

anticipated to be 2.26 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25382 is calculated to be 1 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25382 has been calculated to be 1 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 30 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed n accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 31 USE - ALUC CONDITION

RECOMMND

Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned.

TRANS DEPARTMENT

90.TRANS. 2 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

- 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
- Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be

Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - STREETLIGHTS INSTALL (cont.)

RECOMMND

completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Van Buren Boulevard and Barton Street.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Barton Street.
- (4) Street sweeping.

90.TRANS. 6 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP25382

90.TRANS. 7

90. PRIOR TO BLDG FINAL INSPECTION

RECOMMND

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Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Van Buren Boulevard and Barton Street.

USE - LANDSCAPING

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 8 USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 9 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Van Buren Boulevard and Barton Street.

90.TRANS. 10 MAP - EXISTING MAINTAINED

RECOMMND

Van Buren Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 52 foot from the centerline to curb, 8" curbed landscape median, and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (Modified for reduced half-width improvement from 55' to 52' AC pavement and reduced half-width right-of-way from 76' to 64'.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - EXISTING MAINTAINED (cont.)

RECOMMND

curb line within the 12' parkway.

- 2. A 26' driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
- 3. Construct transition AC pavement tapering for acceleration lane and join existing AC pavement to the east project boundary as determined by the Director of Transportation.

Barton Street along project boundary is a paved County maintained road designated as an Secondary Highway and shall be improved with 6" concrete curb and gutter located 37 foot from centerline to curb, and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461, page 2 of 2. (Modified for reduced half-width improvement from 44' to 37' AC pavement and reduced half-width right-of-way from 62' to 44'.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 7' parkway.
 - 2. A 26' driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
 - 3. Construct transition AC pavement tapering for deceleration lane and join existing AC pavement to the south project boundary as determined by the Director of Transportation.

90.TRANS. 11 USE - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the Applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

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90.TRANS. 12

USE - AS-BUILT BMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM 1st AMENDED CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409 DATE: September 17, 2013 TO: Riv. Co. Transportation Dept. Riv. Co. Building & Safety - Plan Check P.D. Archaeology Section Riv. Co. Parks & Open Space District Riv. Co. Environmental Health Dept. 1st District Board of Supervisor's-Jeffries Riv. Co. Flood Control District Riv. Co. Environmental Programs Dept. City of Riverside Riv. Co. Fire Dept. P.D. Geology Section March Joint Powers Authority Riv. Co. Building & Safety - Grading P.D. Landscaping Section PLOT PLAN NO. 25382, AMENDED NO. 1 - EA42600 - Applicant: Shakil Patel -Engineer/Representative: Sake Engineers, Inc. - First/First Supervisorial District - March Zoning Area -Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Office (CD: CO) (0.35 - 1.0 Floor Area Ratio) – Location: Southeasterly corner of Van Buren Blvd and Barton St – 2.26 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - REQUEST: The Plot Plan proposes to construct a 10,380 sq. ft. commercial office center with 48 parking spaces. - APN: 294-030-005 -Concurrent Case: CZ07800 Please review the attached Amended No.1 map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending DRT Comment Agenda October 10, 2013 deadline, in order that they may be incorporated in the staff report package for this project. Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham. (951) 955-5719, Project Planner, or e-mail at dabraham@rctlma.org / MAILSTOP #: 1070 Public Hearing Path: Administrative Action: DH: 🗍 PC: ⊠ BOS: ⊠ COMMENTS: SIGNATURE: _____ PLEASE PRINT NAME AND TITLE:

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

TELEPHONE: _____

LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: July 11, 2013

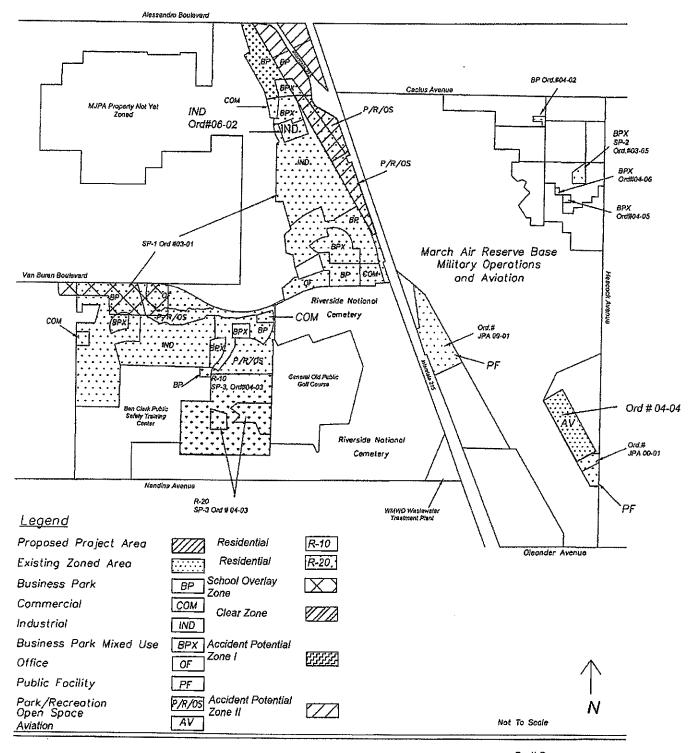
TO: Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riv. Co. Public Health – Industrial Hygiene Riv. Co. Public Health Riv. Co. Flood Control District Riv. Co. Fire Department Riv. Co. Building & Safety – Grading Riv. Co. Building & Safety – Plan Check Regional Parks & Open Space District	Riv. Co. Environmental Programs Division P.D. Geology Section P.D. Landscaping Section P.D. Archaeology Section Riv. Co. Surveyor Riv. Co. Sheriff's Dept. Riv. Co. Waste Management Dept. Riv. Co. Airport Land Use Commission March Air Reserve Base	1 st District Supervisor 1 st District Planning Commissioner City of Riverside Val Verde Unified School District Western Municipal Water District Southern California Edison Southern California Gas Co.	
CHANGE OF ZONE NO. 7800 AND PLOT PLAN NO. 25382 – EA42600 – Applicant: Shakil Patel – Engineer/Representative: Sake Engineers, Inc. – First/First Supervisorial District – March Zoning Area – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio) – Location: Southeasterly corner of Van Buren Blvd and Barton St – 2.26 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – REQUEST: The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes a 10,500 sq. ft. commercial office center with 42 parking spaces. – APN: 294-030-005			
scheduled for a <u>DRT meeting or</u> in the Land Management Systen map(s) and/or exhibit(s) are not ac	n August 1, 2013. All LDC/DRT Mean on or before the above date. It is complete, and the complete, and the	eve-described project. This case is embers please have draft conditions f it is determined that the attached in the system and DENY the routing approval screen is approved with or	
Planning Department on or before	ease have your comments, ques ore the above date. Your comme corporated in the staff report for this	tions and recommendations to the nts/recommendations/conditions are particular case.	
Should you have any questions Abraham, Project Planner, at (95	s regarding this project, please on 1) 955-5719 or email at DABRAHA	lo not hesitate to contact Damaris M@rctlma.org / MAILSTOP# 1070.	
Public Hearing Path: DH:	PC: ⊠ BOS: ⊠		
COMMENTS:			
DATE:	SIGNATURE:		
PLEASE PRINT NAME AND TITLE:			
TELEPHONE:			

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

SOUTHORN AUTHORITY WATER SAUTHORITY WATER SAUT Park/Recreation/Open Space US Vets Specific Plan SP-6 March LifeCare Campus March Air Reserve Base March Business Center Meridian Specific Plan Air Force Village West Specific Plan SP-2 Amendment SP-5 Specific Plan SP-7 Specific Plan SP-1 Historic District Public Facility **Business Park** Mixed Use Cemetery *NAP = Not A Part Industrial Aviation Office Legend: Heacock Street MU P/R/05 A MU - 9-dS SP-7 MU 무 MU March Air Reserve Base BP Cactus Avenue ВР ¥ PF PF 1-215 Freeway SP-5 P/R/OS SP-1 SP-5 Alessandro Boulevard DILL SP-1 SP-5 OF SP-2 ВР CEM March Joint Powers Authority SP-1 Updated on: January 11, 2012 by AC PF Van Buren Boulevard P/R/05 NAP/ Barton Road

General Plan Land Use Map

Amendment SP-5 - Ord 10-02 Specific Plan SP-4 - Ord 04-03 Park/Recreation/Open Space US Vets Specific Plan SP-6 March LifeCare Campus Meridian Specific Plan Air Force Village West Specific Plan SP-7 AICUZ Accident Potential Zones Public Facility **Business Park** Commercial Mixed Use Industrial Aviation Office Legend: Heacock Street PF Ord #05-09 A SP-6 SP-7 Ord #00-01 Ord #04-04 Ord #11-02 March Air Reserve Base -Ord #99-01 Cactus Avenue PF Riverside National Cemetery 1-215 Freeway COM BB 2 MU General Old Public Golf Course 2 P/R/OS BP P/R/OS COM COM P/R/OS BP MU COM Alessandro Boulevard SP-4 MU Ord #04-03 March Joint Powers Authority SP-1 Ord #03-01 P/R/OS Ben Clark Public Safety Training Center P S MJPA Property Not Yet Zoned Van Buren Boulevard **Zoning Map** MU Adopted April 18, 2012 BP NAP Barton Road COM



Brett Dawson August 18, 2008



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED SEP 2 6 2013

ADMINISTRATION RIVERSIDE COUNTY PLANNING DEPARTMENT

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County Administrative Center 4080 Lerron St., 14th Floor. Riverside, CA 92501 (951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1089MA13

Ms. Damaris Abraham, Urban Regional Planner III

Riverside County Planning Department

4080 Lemon Street, Twelfth Floor

Related File No.: CZ07800 (Change of Zone) and PP25382 (Plot Plan)

APN: 294-030-005

Dear Ms. Abraham:

September 24, 2013

Riverside CA 92501 HAND DELIVERY

On September 12, 2013, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07800 (Change of Zone Case No. 7800), a proposal to change the zoning of a 1.21-acre parcel located at the southeast corner of Van Buren Boulevard and Barton Street (southerly of the community of Orangecrest and northwesterly of the community of Air Force Village West) from A-1-10 (Light Agriculture, 10 acre minimum lot size) to C-O (Commercial-Office), CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port).

On September 12, 2013, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP25382 (Plot Plan Case No. 25382), a proposal to develop a 10,500 square foot office building with five suites on the above-referenced property, CONDITIONALLY CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port), pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions (as modified to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on September 23, 2013):

CONDITIONS:

- Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION September 24, 2013

final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Highly noise-sensitive outdoor nonresidential uses.
- (f) Children's schools.
- 3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for procedures and additional information.
- 4. Prior to issuance of any building permits, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration (FAA). Copies of the FAA determination shall be provided to the Riverside County Planning Department, Riverside County Department of Building and Safety (if there is an active case at the time), and the Riverside County Airport Land Use Commission. [This condition shall be considered to have been MET.]
- The attached notice shall be provided to all prospective purchasers and/or tenants of the property.
- Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
- 7. This project has been evaluated as a proposal for the establishment of a 10,500 square foot office building. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; restaurants (other than carry-out/take-home facilities with less than 12 seats); any other uses that would be considered to have an occupancy level greater than

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION September 24, 2013

one person per 30 square feet (minimum square feet per occupant less than 30) pursuant to California Building Code (1998) Table 10-A.

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letters issued on September 24, 2013 for Aeronautical Study No. 2013-AWP-4901-OE:

- 8. The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 2013-AWP-4901-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
- 9. The maximum height of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 35 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,795 feet above mean sea level.
- 10. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
- 11. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- 12. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

JJGJG:bks,

Attachments: Notice of Airport in Vicinity

FAA Aeronautical Study Nos. 2013-AWP-4901-OE

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION **September 24, 2013**

Salsol Properties (Tustin) CC:

Shakil Patel (Loma Linda) (payee)

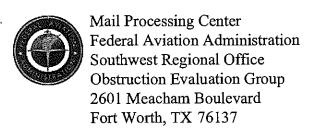
Jose Cobian, Sake Engineers

Gary Gosliga, Airport Manager, March Inland Port Airport Authority Jon Wreschinsky, March Air Reserve Base

ALUC Staff

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area. For that reason, the property may be subject to airport, within what is known as an airport influence annoyances can vary from person to person. You may This property is presently located in the vicinity of an vibration, or odors). Individual sensitivities to those wish to consider what airport annoyances, if any, are associated with the property before you complete your some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, purchase and determine whiether they are acceptable to you. Business & Professions Code Section 11010 (b)



Issued Date: 09/23/2013

SALSOL PROP SALSOL PROP 13155 JAMBOREE ROAD TUSTIN, CA 92782

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:

Building Van Buren & Barto

Location:

Riverside, CA

Latitude:

33-53-15.08N NAD 83

Longitude:

117-18-48.97W

Heights:

1760 feet site elevation (SE)

35 feet above ground level (AGL)

1795 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

	At least 10 days prior to start of construction (7460-2, Part I)
\mathbf{X}	Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 03/23/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-4901-OE.

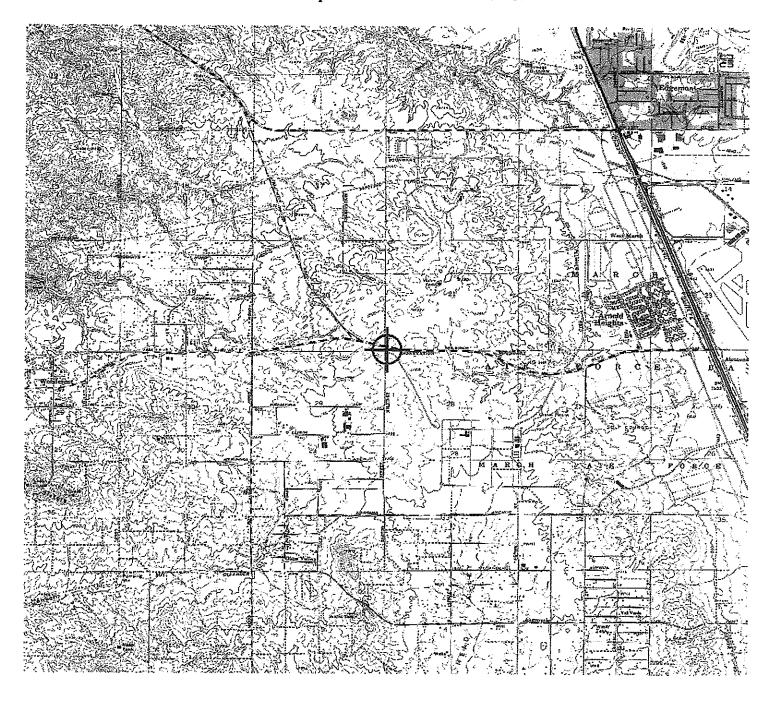
Signature Control No: 195739058-198701367

Joan Tengowski Technician

Attachment(s) Map(s)

(DNE)

TOPO Map for ASN 2013-AWP-4901-OE

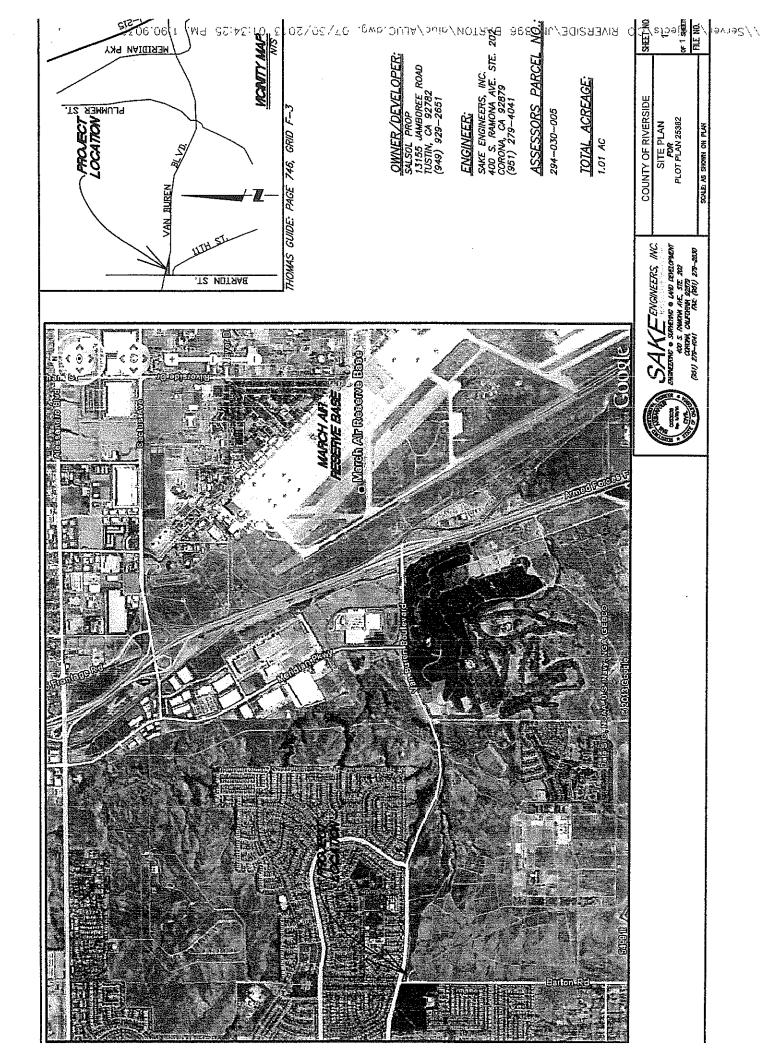


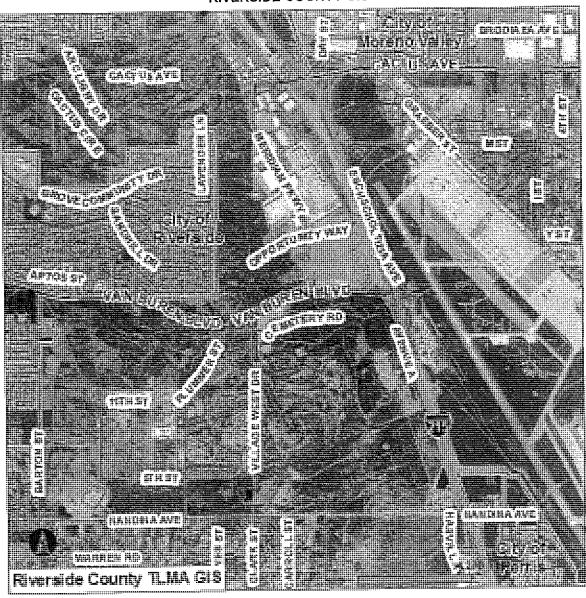
Riverside County Airports March Air Reserve Base din din i







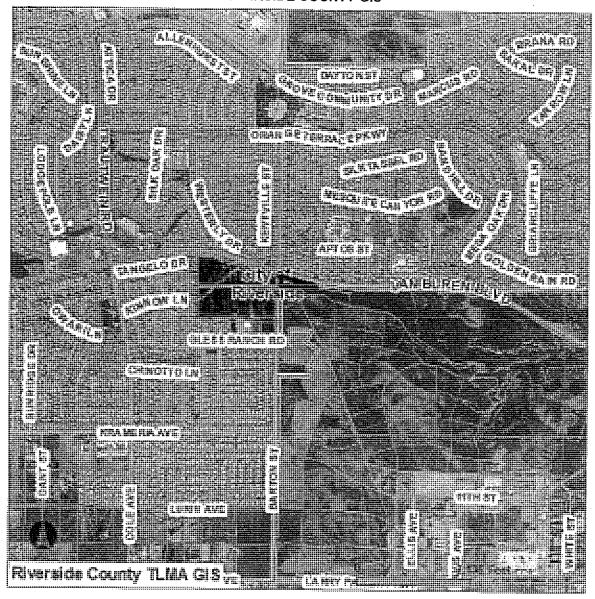




Selected parcel(s): 294-030-005

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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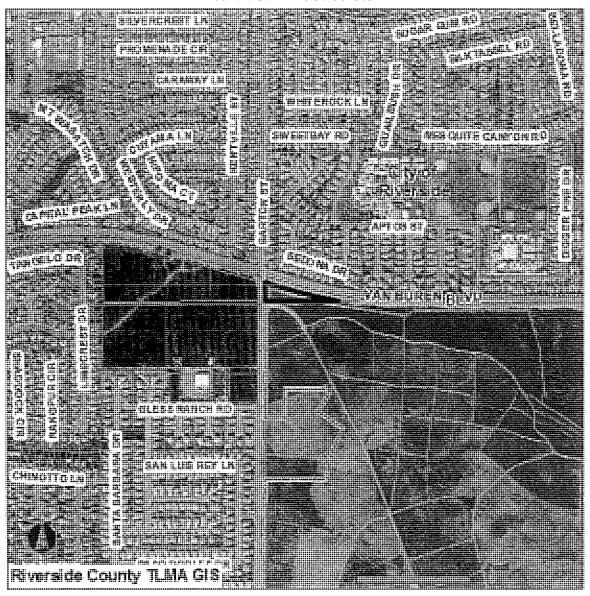


Selected parcel(s): 294-030-005

IMPORTANT

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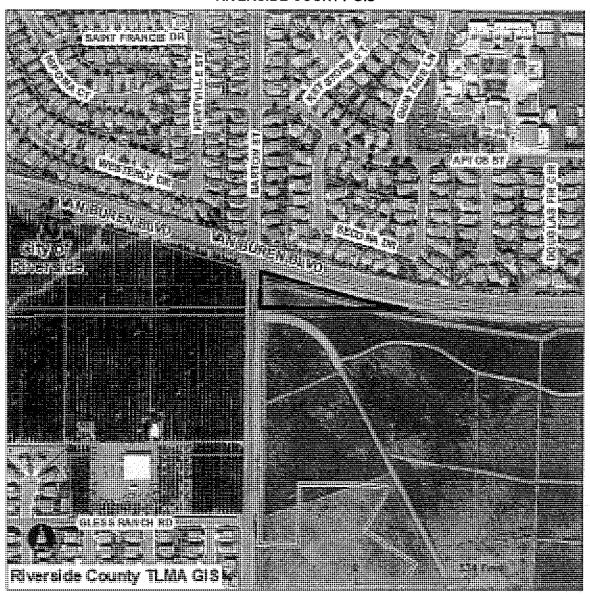
Selected parcel(s): 294-030-005

IMPORTANT

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REPORT PRINTED ON...Mon Aug 19 11:27:48 2013

Version 130624



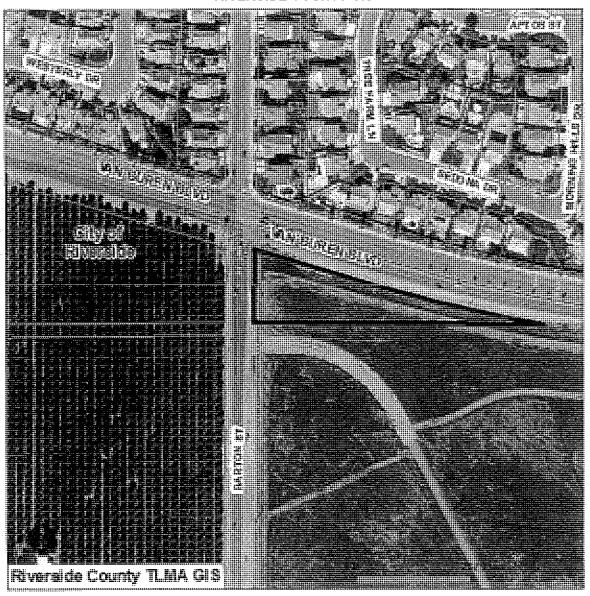
Selected parcel(s): 294-030-005

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s): 294-030-005

IMPORTANT

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[9-18-86 (Ord. 348.2623)]

03-01-94 (Ord. 348.3584) 06-27-97 (Ord. 348.3793) 09-10-99 (Ord. 348.3883)

C-O (COMMERCIAL-OFFICE ZONE)

SECTION 9.71. INTENT. The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses.

SECTION 9.72. USES PERMITTED.

- a. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:
 - (1) Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale
 - (2) Art gallery, library, reading room, museum.
 - (3) Banks and financial institutions.
 - (4) Employment agencies.
 - (5) Parking lots and parking structures.
 - (6) Prescription pharmacy when related and incidental to a professional office building.
 - (7) Tourist information centers.
 - (8) Travel agencies.
 - (9) Day care centers.
 - (10) Churches, temples and other places of religious worship.

Amended Effective:

09-10-99 (Ord. 348.3883) repealed has been approved pursuant to Section 18.28 of this ordinance:

10-21-99 (Ord. 348.3888)

(1) Clinics, including but not limited to medical, dental and chiropractic.

- (2) (Deleted)
- (3) Health and exercise centers, provided all facilities are located within an enclosed building.
- (4) Hotels, resort hotels and motels.
- (5) Laboratories, film, dental, medical, research or testing.
- (6) Restaurants, not including drive-in or take-out restaurants.
- (7) Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.
- c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)

One of the planning Director finds that the proposed use is substantially the same in the designated subsections. Such a use is subject to the

permit process which governs the category in which it falls.

05-05-92 (Ord. 348-3420) standards of development in the C-O Zone:

- a. Lot Area. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- b. Setbacks.
 - (1) Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the right-of-way line. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be 25 feet from the property line.
 - (2) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback.
 - (3) Setback areas may be used for driveways, parking, and landscaping.
- c. Height Requirements. The height of structures, including buildings, shall be as follows:
 - Structures shall not exceed 40 feet at the yard setback line.
 - (2) Buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of this ordinance.
- d. Masonry Wall. Prior to occupancy of any use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.
- e. Landscaping.
 - (1) A minimum of 15 percent of the site proposed for development shall be landscaped and irrigated.
 - (2) Not less than five feet of the front yard setback shall be landscaped.
- f. Parking Areas. Parking areas shall be provided as required by Section 18.12 of this ordinance.
- g. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential
- h. Outside Storage Areas. Outside storage areas are prohibited.
- i. Utilities. Utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.
- j. Mechanical Equipment. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
- k. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
- I. On-site Signs.
 - (1) Not more than one freestanding sign shall be permitted on a project site, except that if a project has frontage on two or more streets, the project shall be permitted two freestanding signs, provided that the two signs are not located on the same street.

- (2) Freestanding signs shall refer only to the permitted uses conducted on the premises, shall be located outside of the road right-of-way, shall not exceed a height of six feet and the maximum surface area of the sign shall not exceed 32 square feet.
- (3) Signs affixed to building walls and stating the name of the structure, use or institution, shall not exceed five percent of the surface area of the wall upon which the sign is located, and shall not be illuminated when facing any parcel specifically zoned for residential use.
- (4) A building directory with letters not exceeding two inches in height and containing only the name of the occupant, the suite or office number, and the nature of the use or service rendered, shall be permitted.
- (5) No on-site sign shall be affixed on, above or over the roof of any building, and no on-site sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard style roof shall be considered a parapet.
- m. Access. No access shall be allowed from residential streets.

SECTION 9.74. EXCEPTIONS TO DEVELOPMENT STANDARDS. The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that waiver or modification of the standard will not be contrary to the public health and safety.

Added Effective: 03-14-89 (Ord. 348.3010) 05-05-92 (Ord. 348.3420)		Amended Effective: 09-10-99 (Ord. 348.3883)	 	Two	 			
03-01-94 (Ord. 348.3584)	j .					 	 -	

Date:

September 18, 2013

To:

Damaris Abraham

Riverside County Planning Department

4080 Lemon Street, 12th Floor Riverside, California 92502

Fax: (951) 955-3157

From:

Steven D. Hinde, REHS, CIH

Senior Industrial Hygienist

Riverside County, Department of Environmental Health

Office of Industrial Hygiene 3880 Lemon Street, Suite 200 Riverside, California 92502 Phone: (951) 955-8980

Project Reviewed:

Plot Plan No, 25382 (Commercial Project)

Reference Number:

SR29099

Applicant:

Shakil Patel

Salsol Properties, Inc. 13155 Jamboree Road Tustin, CA 92882

Noise Consultant:

Roma Environmental 31751 Sandhill Lane, Temecula CA 92591 (951) 544-3170

Review Stage:

First Review

<u>Information</u>

Provided:

"Noise Impact Analysis for Plot Plan 25382 Riverside

County, California", dated August 30, 2013.

Noise Standards:

I. For Stationary Noise Sources:

A. Standards

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels.

- A) 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

B. Requirement For Determination of Community Noise Impact:

- 1. Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- 3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continues sound levels" [or, Leg] averaged over a ten minute period.
 - v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.

vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

- 1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
- 2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
- 3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

- 1. Average daily traffic (ADT) design capacity of 57,400 assumed for Van Buren Boulevard (the County General Plan classifies Van Buren Boulevard as an "Urban Expressway" roadway). ADT design capacity of 27,300 assumed for Barton Road (the County General Plan classifies Barton Road as "Major" roadways), quoted from the "Jurupa Area Plan Circulation, Volume 1-Figure 6", dated August 2003.
- 2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Urban Arterial and Major highways

VEHICLE	Overall %	DAY(7AM- 7PM)	EVENING(7PM- 10PM)%	NIGHT(10PM- 7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

- 3. Traffic Speed of 40 MPH.
- 4. The distance from the centerline of Van Buren Boulevard and Barton Road to the potentially nearest building face is estimated to be 144 feet and 85 feet respective.
- 5. Modeling for of Van Buren Boulevard and Barton Road was done using a "hard site" assumption.
- 6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
- 7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is for the most part adequate. Based on our calculations, the recommendations should provide sufficient attenuation to reduce exterior roadway noise levels to interior noise levels to below 50 Ldn.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

- Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
- 2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in

construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace office, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

- 3. To inform potential sensitive receivers within ¼ mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the project site. Notification shall take place a minimum of five working days prior to anticipated blasting activities.
- 4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications.
- The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the west of the site.
- To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible from noise sensitive uses.

Long-Term Traffic Impact

- 7. All windows facing either Van Buren or Barton Road shall have a sound transmission loss (STC) rating of 28.
- 8. Provide a mechanical ventilation system such as air-conditioning so as to have "closed window" conditions.

Abraham, Damaris

From:

Tsang, Kevin

Sent:

Thursday, October 24, 2013 11:33 AM

To:

Abraham, Damaris

Subject:

RE: PP25382/CZ07800

Hello Damaris,

The project description states this project proposes a 10,275 square foot commercial office building with 48 parking stalls. Based on ITE *Trip Generation* 9th Ed. Land Use Code 710 the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd. staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd. intersection should provide adequate gaps for these vehicles as well. Additionally the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd. should not be a factor.

Thanks



Community Development Department Planning Division

City of Arts & Innovation

August 1, 2013

Damaris Abraham County of Riverside Planning Department P.O. Box 1409 Riverside, CA 92502-1409

SUBJECT: CHANGE OF ZONE NO. 7800 AND PLOT PLAN NO. 25382 – SOUTHEAST CORNER OF VAN BUREN BOULEVARD AND BARTON STREET

Dear Mr. Abraham:

Thank you for the opportunity to comment on Change of Zone No. 7800 and Plot Plan No. 25382. The proposal includes a request to change the zone of an existing vacant site from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O) as well as a plot plan to construct a 10,500 square-foot commercial office center with 42 parking spaces on approximately one acre located at the southeast corner of Van Buren Boulevard and Barton Street.

Given the location of the project site along Van Buren Boulevard and immediately adjacent to the Riverside city limits to the north across Van Buren Boulevard and to the west across Barton Street, City of Riverside staff offers the following comments for your review and consideration:

- The driveway on Van Buren Boulevard must be restricted to right-turn ingress and egress only. The City will not support any median modifications to accommodate left-turn movements along Van Buren Boulevard. Additionally, a deceleration lane must be provided on east-bound Van Buren Boulevard to allow slowing vehicles to enter the site without impeding through traffic. Additional street widening and right-of-way dedication beyond the improvements shown on the plot plan is required to provide the deceleration lane.
- The typical street section for Barton Street incorrectly shows the easterly right-of-way at 30 feet. The current right-of-way is 44 feet from centerline. Additional dedication may be required to provide adequate parkway width.
- The property is not currently located within the City of Riverside sewer service boundary. However, Western Municipal Water District Board of Directors and Riverside City Council are scheduled to consider modifying the service area. If the modification is approved by both parties, the City can provide sewer service to the property.

City of Riverside staff appreciates your collaboration on this project and looks forward to continue working alongside the property owner and County of Riverside staff. Should you have any questions regarding this letter, please feel free to contact Gus Gonzalez, Associate Planner, at (951) 826-5277 or ggonzalez@riversideca.gov.

Sincerely,

Steve Hayes, AICP

City Planner

c: Al Zelinka, FAICP, CMSM, Community Development Director Emilio Ramirez, Deputy Community Development Director Tom Boyd, Public Works Director Steve Libring, Traffic Engineer Rob Van Zanten, Principal Engineer

G:\PLANNING SPECIAL PROJECTS\General Plan\Agency Comments\Riverside_County\PSP13-0074 Van Buren and Barton



John V. Rossi General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans Division 2 Brenda Dennstedt Division 3 Donald D. Galleano Division 4 S.R. "Al" Lopez

July 31, 2013

Damaris Abraham, Project Planner Riverside County Planning Department P.O. Box 1409 Riverside, CA 92502-1409

CHANGE ZONE NO. 7800 AND PLOT PLAN NO. 25382 - EA42600 SOUTH EASTERLY CORNER OF VAN BUREN BOULEVARD AND BARTON STREET.

In response to your Initial Case Transmittal dated July 11, 2013, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

- Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.
- 2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water use efficiency.
- 3. Developer's landscape architect is required to consult with Western's water efficiency specialist to review Western's landscape and irrigation requirements.
- 4. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
- 5. Preliminary water plans shall show the following items:
 - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of material.
 - Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
- 6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.

Riverside County Planning Department 07/31/13
Page 2 of 2

- 7. Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at wmwd.com/devservices/standardspec.htm.
- 8. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
- 9. Developer to pay all cost associated with preliminary review by Western at the time of review.
- 10. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
- 11. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.

TAMMY MARTIN

ENGINEERING TECHNICIAN II

Sammay Mull

TM:sc

Enclosure(s): Transmittal (copy)



Hans W. Kernkamp, General Manager-Chief Engineer

Damaris Abraham, Project Planner Riverside County Planning Department P. O. Box No. 1409 Riverside, CA 92502-1409



RE:

Plot Plan (PP) No. 25382

Proposal: The PP proposes a 10,500 sq. ft. commercial office center

APN: 294-030-005

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the southeast corner of Van Buren Blvd. and Barton St. in the Lake Mathews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
- 3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Damaris Abraham, Project Planner PP 25382 July 17, 2013 Page 2

- 4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- 6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit: www.rivcowm.org/opencms/recycling_and_compost_business.html#mandatory

7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross Principal Planner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:
 ☑ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE
PROPOSED LAND USE: RETAIL CENTER
ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE:
ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: PP25382 DATE SUBMITTED: 6/18/2013
APPLICATION INFORMATION
Applicant's Name: SHAKIL PATEL E-Mail: patel shakil @ arrail.com
Mailing Address: 25982 HINCKLEY STREET
LOMA LINDA CA 92354
City State ZIP
Daytime Phone No: (909) 913-3175 Fax No: (909) 796-4437
Engineer/Representative's Name: SAKE ENGINEERS INC/SAM AKBARPOUR E-Mail: SAM@SAKEENGINEERS.CO
Mailing Address: 400 S. RAMONA AVE STE 202
CORONA CA 92879 City State 7IP
City State ZIP Daytime Phone No: (951) 279-4041 Fax No: (951) 279-2830
Property Owner's Name: SALSOL PROP E-Mail:
Mailing Address: 13155 JAMBOREE ROAD
TUSTIN CA 92782 City State ZIP
Daytime Phone No: (<u>951</u>) <u>929–2651</u> Fax No: ()
Riverside Office : 4080 Lemon Street, 12th Floor

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555 If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.								
SHAKIL PATEL PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT								
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:								
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.								
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.								
SALSOL PROP								
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S) SO HAIL I. SIMJES								
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)								
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.								
See attached sheet(s) for other property owners' signatures.								
PROPERTY INFORMATION:								
Assessor's Parcel Number(s): 294-030-005								
Section: 21 Township: 3 S Range: 4 W								

APPLICATION FOR LAND () E PROJECT
Approximate Gross Acreage: 1.01 AC
General location (nearby or cross streets): North of
<u>VAN BUREN BLVD.</u> , East of <u>BARTON ST.</u> , West of <u>COYOTE BUSH RD.</u> .
Thomas Brothers map, edition year, page number, and coordinates: <u>PAGE 746, GRID F-3</u>
Project Description: (describe the proposed project in detail)
RETAIL CENTER
THE THE SELECTION OF TH
Related cases filed in conjunction with this application:
N/A
Is there a previous application filed on the same site: Yes \(\square\) No \(\square\)
If yes, provide Case No(s)(Parcel Map, Zone Change, etc.)
E.A. No. (if known) E.I.R. No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☑
If yes, indicate the type of report(s) and provide a copy:
Is water service available at the project site: Yes 💢 No 🗌
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)
Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒
Is sewer service available at the site? Yes 🗵 No 🗌
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒
How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: $2,400 + / - C.Y$.

APPLICATION FOR LAND. JE PROJECT							
Estimated amount of fill = cubic yards $0 + / - C.Y$.							
Does the project need to import or export dirt? Yes 🛛 No 🗌							
Import <u>2,400 +/- C.Y.</u> Export Neither							
What is the anticipated source/destination of the import/export? DIRT BROKER							
What is the anticipated route of travel for transport of the soil material? N/A							
How many anticipated truckloads?truck loads.							
What is the square footage of usable pad area? (area excluding all slopes)sq. ft.							
Is the project located within 8½ miles of March Air Reserve Base? Yes 💢 No 🗌							
If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No							
Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: http://cmluca.projects.atlas.ca.gov/) Yes No X							
Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes \(\square\) No \(\sqrt{2} \)							
Does the project area exceed one acre in area? Yes ☒ No ☐							
Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?							
☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River							

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult

specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement. I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that: The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Name of Applicant: Address: Phone number: Address of site (street name and number if available, and ZIP Code):

Date of list:

Local Agency: County of Riverside

Regulatory Identification number:

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Applicant (1)

Applicant (2)

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Date

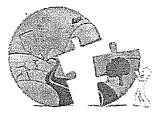
Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes M No 17

APPLICATION FOR LAND USE PROJECT

 The proposed project will have more than a threshold quantit process or will contain a source or modified source of hazardous Yes \(\subseteq \text{No \subseteq} \) 	y of a regulated substance in a air emissions.
I (we) certify that my (our) answers are true and correct.	4
Owner/Authorized Agent (1)	Date 06/19/3.
Owner/Authorized Agent (2)	Date
	1



PLANNING DEPARTMENT

Carolyn Syms Luna Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

There are three different situations where a Planning Review Only Change of Zone will be accepted:								
 ☐ Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan. ☐ Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan. ☐ Type 3: Used when a Change of Zone application was conditioned for in a prior application. 								
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.								
CASE NUMBER: C207800 DATE SUBMITTED: 76/2/2013								
APPLICATION INFORMATION								
Applicant's Name: SHAKIL PATEL E-Mail:								
Mailing Address: 25982 HINCKLEY STREET								
LOMA LINDA CA 92354 City State ZIP								
Daytime Phone No: (909) 913-3175 Fax No: (909) 796-4437 SAKE ENGINEERS INC Engineer/Representative's Name: SAM AKBARPOUR E-Mail: SAM@SAKEENGINEERS.COM								
Mailing Address: 400 S. RAMONA AVE STE 202								
CORONA CA 92879 City State ZIP								
Daytime Phone No: (951) 279-4041 Fax No: (951) 279-2830								
Property Owner's Name: SALSOL PROP E-Mail:								
Mailing Address: 13155 JAMBOREE ROAD								
TUSTIN Street 92782 City State ZIP								
Daytime Phone No: (951) 929-2651 Fax No: ()								

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811 Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied. AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

recrify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf,

Alliania en la

SALSOL PROI	- 100 y 11		7.75.	an q	- Sung	2		
PRINTED NAME OF PROPE	s)	<u>SIGNATURE</u> OF PROPERTY OWNER(S)						
PRINTED NAME OF PROPERTY IS OWNED by respective is owned by respective application case number and its the property. PROPERTY INFORMATION:	nore than	one persor	ı, attach a	separate	ROPERTY OWN sheet that Proons havi	references the		
Assessor's Parcel Number(s):	294-	-03000	<i>)5</i>		1,5			
						,		
Section: 21			S	Range: _		4 W		
	2.26	AC .			ST.	4 W , South of		

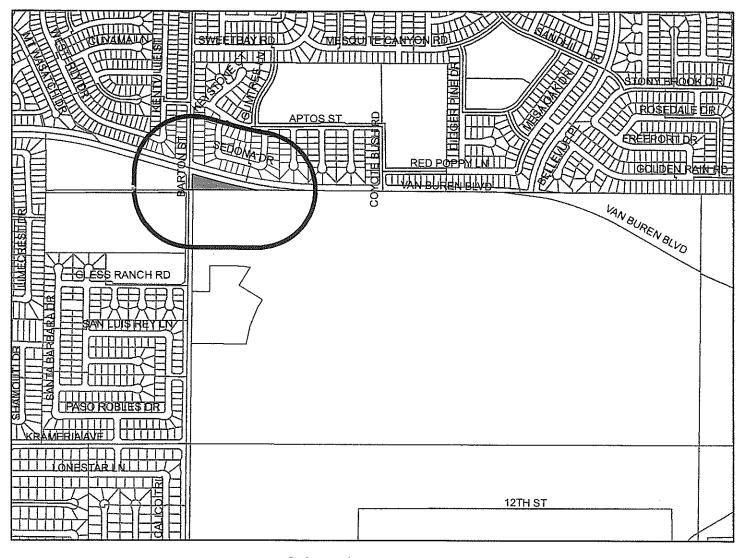
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates:	<u>PAGE</u>	746,	GRID	F-3				
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If wii Specific Plan, indicate the affected Planning Areas):								
EXISTING ZONE= A-1-10								
PROPOSED ZONE= CO								
Related cases filed in conjunction with this request:								
PLOT PLAN								

PROPERTY OWNERS CERTIFICATION FORM

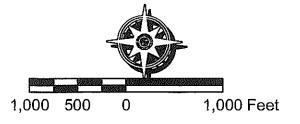
I, VINNIE NGUYEN , certify that on 10 7 2013
The attached property owners list was prepared byRiverside County GIS,
APN (s) or case numbers PP 25382 C 207800 For
Company or Individual's Name Planning Department
Distance buffered
Pursuant to application requirements furnished by the Riverside County Planning Departmen
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 2
different owners, all property owners within a notification area expanded to yield a minimum o
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries
pased upon the latest equalized assessment rolls. If the project is a subdivision with identifie
off-site access/improvements, said list includes a complete and true compilation of the names an
nailing addresses of the owners of all property that is adjacent to the proposed off-sit
mprovement/alignment.
further certify that the information filed is true and correct to the best of my knowledge.
inderstand that incorrect or incomplete information may be grounds for rejection or denial of th
application.
NAME: Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 nd Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP25382/CZ07800 (600 feet buffer)



Selected Parcels

284-202-022 012	284-202-001	294-541-023	284-202-006	294-532-002	294-531-035	294-541-010	294-541-018	284-202-004	294-541-
294-532-004 062	294-541-008	294-541-013	294-531-050	294-542-010	294-531-060	294-531-063	294-531-057	284-202-002	294-531-
294-531-034 017	284-202-015	294-531-059	294-541-014	294-531-061	294-531-044	284-201-031	284-202-018	294-541-022	294-541-
294-542-007 003	284-202-021	294-541-002	294-541-003	294-541-005	284-202-013	294-541-001	284-202-023	294-541-006	294-542 -
284-202-017 016	294-542-002	266-120-002	284-020-010	294-541-004	284-202-003	294-531-051	284-202-008	294-531-054	294-541-
294-542-009 001	294-531-033	294-531-058	294-100-005	294-531-056	294-531-047	294-531-049	284-202-014	294-542-006	294-542-
294-542-004	284-202-020	284-202-019	294-532-005	294-531-043	294-541-007	294-531-048	284-202-007	294-541-021	294-531-



ASMT: 284020010, APN: 284020010

JANET GLESS, ETAL 1441 RAVENSWOOD LN RIVERSIDE CA 92506 ASMT: 284202005, APN: 284202005 DEBORAH KESTER, ETAL 8959 BARTON ST

8959 BARTON ST RIVERSIDE, CA. 92508

ASMT: 284201030, APN: 284201030

HEAJIN HARVEY, ETAL 8951 KENTVILLE ST RIVERSIDE, CA. 92508 ASMT: 284202006, APN: 284202006 SOPHIA CONTRERAS, ETAL

8949 BARTON ST RIVERSIDE, CA. 92508

ASMT: 284201031, APN: 284201031

KERRI WOLFF, ETAL 8941 KENTVILLE ST RIVERSIDE, CA. 92508 ASMT: 284202007, APN: 284202007 VANESSA COLWELL MAYO, ETAL

8939 BARTON ST RIVERSIDE, CA. 92508

ASMT: 284202001, APN: 284202001

JOSEFINA DUENAS, ETAL

8999 BARTON ST

RIVERSIDE CA 92508

ASMT: 284202008, APN: 284202008

KEVIN TOWNSEND 8929 BARTON ST RIVERSIDE, CA. 92508

ASMT: 284202002, APN: 284202002

INOGI LIM, ETAL 26536 POPPY CT

LOMA LINDA CA 92354

ASMT: 284202013, APN: 284202013

CRISTINA NUNEZ, ETAL 26606 FOREST LINK

NEW BRAUNFELS TX 78132

ASMT: 284202003, APN: 284202003

KERRY MCCOY, ETAL 8979 BARTON ST RIVERSIDE, CA. 92508 ASMT: 284202014, APN: 284202014

KIM KRANZ, ETAL 8938 KENTVILLE ST

RIVERSIDE, CA. 92508

ASMT: 284202004, APN: 284202004

NANCY ABORITA, ETAL 8969 BARTON ST

RIVERSIDE, CA. 92508

ASMT: 284202015, APN: 284202015

DIANE FAUCHER, ETAL 8948 KENTVILLE ST RIVERSIDE, CA. 92508







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ASMT: 284202016, APN: 284202016 LILIANA VILLALOBOS, ETAL 8958 KENTVILLE ST RIVERSIDE, CA. 92508

ASMT: 284202017, APN: 284202017 KRISTEN PEARSON, ETAL

8968 KENTVILLE ST RIVERSIDE, CA. 92508

ASMT: 284202018, APN: 284202018

DOROTHY WISLER 701 S LANTANA AVE BREA CA 92821

ASMT: 284202019, APN: 284202019

BELA MAGANLAL, ETAL 9426 ROSE GARDEN PL RIVERSIDE CA 92508

ASMT: 284202020, APN: 284202020

DEBRA RILEY, ETAL 19995 WESTERLY DR RIVERSIDE, CA. 92508

ASMT: 284202021, APN: 284202021

GABRIELA CUEVAS, ETAL 19991 WESTERLY DR RIVERSIDE, CA. 92508

ASMT: 284202022, APN: 284202022 19987 WESTERLY DRIVE TRUST 6185 MAGNOLIA AVE NO 273 RIVERSIDE CA 92506 ASMT: 284202023, APN: 284202023

ZEINA ELSALEH, ETAL 19983 WESTERLY DR RIVERSIDE, CA. 92508

ASMT: 284202024, APN: 284202024

MAGGIE CARISEO, ETAL 19979 WESTERLY DR RIVERSIDE, CA. 92508

ASMT: 294030005, APN: 294030005

SALSOL PROP

7902 E SANTA CRUZ AVE ORANGE CA 92869

ASMT: 294100005, APN: 294100005 MARCH JOINT POWERS AUTHORITY C/O ELLEN STEPHENS FINANCE MANAGER

23555 MEYER DR RIVERSIDE CA 92518

ASMT: 294531033, APN: 294531033

AYDE GUTIERREZ, ETAL 8985 DOUGLAS FIR CIR RIVERSIDE, CA. 92508

ASMT: 294531034, APN: 294531034

BETTY MARKHAM, ETAL 1070 NORTHWOOD AVE

BREA CA 92821

ASMT: 294531035, APN: 294531035

LA TRICE JOHNSON, ETAL 8961 DOUGLAS FIR CIR RIVERSIDE, CA. 92508







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ASMT: 294531043, APN: 294531043

PAULINE COSTELLO 8926 PINE NEEDLES CT RIVERSIDE, CA. 92508 ASMT: 294531050, APN: 294531050

ANGELA BUTLER, ETAL 8949 PINE NEEDLES CT RIVERSIDE, CA. 92508

ASMT: 294531044, APN: 294531044

DEBRA WYRICK, ETAL 8938 PINE NEEDLES CT RIVERSIDE, CA. 92508 ASMT: 294531051, APN: 294531051

ESTHER SEO, ETAL 8937 PINE NEEDLES CT RIVERSIDE, CA. 92508

ASMT: 294531045, APN: 294531045

PINGYUN FENG, ETAL 8950 PINE NEEDLES CT RIVERSIDE, CA. 92508 ASMT: 294531052, APN: 294531052

TRACIE ILIFF, ETAL 8925 PINE NEEDLES CT RIVERSIDE, CA. 92508

ASMT: 294531046, APN: 294531046

INES ANDERSON, ETAL 8962 PINE NEEDLES CT RIVERSIDE, CA. 92508 ASMT: 294531053, APN: 294531053

REGINA CALLANAN, ETAL 8913 PINE NEEDLES CT RIVERSIDE, CA. 92508

ASMT: 294531047, APN: 294531047

SHIRLEE GILLELAND, ETAL 8976 PINE NEEDLES CT RIVERSIDE, CA. 92508 ASMT: 294531054, APN: 294531054

LENA TYLER, ETAL 8901 PINE NEEDLES CT RIVERSIDE, CA. 92508

ASMT: 294531048, APN: 294531048 NEDRA ABEYGUNERATNE ETAL

NEDRA ABEYGUNERATNE, ETAL 8973 PINE NEEDLES CT

RIVERSIDE, CA. 92508

ASMT: 294531055, APN: 294531055

QIUQIN YANG, ETAL C/O QIUQIN YANG 2423 FIDELIDAD DR

HACIENDA HEIGHTS CA 91745

ASMT: 294531049, APN: 294531049

KIMBERLY HANNA, ETAL 8961 PINE NEEDLES CT RIVERSIDE, CA. 92508 ASMT: 294531056, APN: 294531056 ESPERANZA SANCHEZ, ETAL 8914 MORNING HILLS DR

RIVERSIDE, CA. 92508









ASMT: 294531057, APN: 294531057 VANESSA HARVEY, ETAL 8926 MORNING HILLS DR RIVERSIDE, CA. 92508

ASMT: 294531058, APN: 294531058

MAKBULAHMED PATEL 7303 WHITEGATE AVE RIVERSIDE CA 92506

ASMT: 294531059, APN: 294531059

INDIANA FISHER, ETAL 8950 MORNING HILLS DR RIVERSIDE, CA. 92508

ASMT: 294531060, APN: 294531060

PETER JIMENEZ, ETAL 8962 MORNING HILLS DR RIVERSIDE, CA. 92508

ASMT: 294531061, APN: 294531061

JONATHAN BRANNEN, ETAL 8976 MORNING HILLS DR RIVERSIDE, CA. 92508

ASMT: 294531062, APN: 294531062

RUBY MADDOX, ETAL 20143 SEDONA DR RIVERSIDE, CA. 92508

ASMT: 294531063, APN: 294531063

ELAINE HICKS, ETAL 20137 SEDONA DR RIVERSIDE, CA. 92508 ASMT: 294532001, APN: 294532001

ROSE WANG, ETAL 18743 ALFRED AVE CERRITOS CA 90703

ASMT: 294532002, APN: 294532002

JEFF HANSBERGER, ETAL 8937 MORNING HILLS DR RIVERSIDE, CA. 92508

ASMT: 294532003, APN: 294532003

SAVINDER TALWAR 19069 VAN BUREN RD 114 RIVERSIDE CA 92508

ASMT: 294532004, APN: 294532004

BRANDON LANKFORD 8913 MORNING HILLS DR RIVERSIDE, CA. 92508

ASMT: 294532005, APN: 294532005

PATRICIA DAWSON 8901 MORNING HILLS DR RIVERSIDE, CA. 92508

ASMT: 294541001, APN: 294541001

MARY BRASWELL, ETAL 20131 SEDONA DR RIVERSIDE, CA. 92508

ASMT: 294541002, APN: 294541002

LAURA BERG, ETAL 20125 SEDONA DR RIVERSIDE, CA. 92508







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ASMT: 294541003, APN: 294541003

KRISTINE WILSON, ETAL 20119 SEDONA DR RIVERSIDE, CA. 92508

ASMT: 294541010, APN: 294541010 KIMBERLEY MEMBIELA, ETAL 2448 N AVALON AVE ORANGE CA 92867

ASMT: 294541004, APN: 294541004

ADRIENNE KNABB, ETAL 20113 SEDONA DR RIVERSIDE, CA. 92508

ASMT: 294541011, APN: 294541011 AUDREY MACNEIL, ETAL 8925 TREE FARM LN RIVERSIDE, CA. 92508

ASMT: 294541005, APN: 294541005

GINO DIAZ 20107 SEDONA DR RIVERSIDE, CA. 92508

ASMT: 294541012, APN: 294541012 BLONDIE C/O JEAN CLAUDE LEVY 51 BELVEDERE CIR WESTMOUNT QC CANADA H3Y1G7

ASMT: 294541006, APN: 294541006 MICHELLE MCKENZIE, ETAL

20101 SEDONA DR RIVERSIDE, CA. 92508 ASMT: 294541013, APN: 294541013 CANDACE HANEY, ETAL **20083 APTOS ST** RIVERSIDE, CA. 92508

ASMT: 294541007, APN: 294541007 ESPERANZA DEHERNANDEZ, ETAL

8973 TREE FARM LN RIVERSIDE, CA. 92508 ASMT: 294541014, APN: 294541014 JENNIFER MCABEE, ETAL 20055 APTOS ST RIVERSIDE, CA. 92508

ASMT: 294541008, APN: 294541008

SIERRA MERCER, ETAL 8961 TREE FARM LN RIVERSIDE, CA. 92508

ASMT: 294541016, APN: 294541016 KHANG KY C/O NAM THI PHUONG

8914 BARTON ST RIVERSIDE, CA. 92508

ASMT: 294541009, APN: 294541009

RUTH SOTO 8949 TREE FARM LN RIVERSIDE, CA. 92508

ASMT: 294541017, APN: 294541017 **EDWIN ANATUANYA**

8926 BARTON ST RIVERSIDE, CA. 92508





ASMT: 294541018, APN: 294541018

BARBARA GLENN 8938 BARTON ST RIVERSIDE, CA. 92508 ASMT: 294542002, APN: 294542002

DIANNE SWEM, ETAL 8938 TREE FARM LN RIVERSIDE, CA. 92508

ASMT: 294541019, APN: 294541019

WANDA DELEON, ETAL 8950 BARTON ST RIVERSIDE, CA. 92508

ASMT: 294542003, APN: 294542003

DIANE SEHLER, ETAL 8950 TREE FARM LN RIVERSIDE, CA. 92508

ASMT: 294541020, APN: 294541020

ROSS ALBERGO 8962 BARTON ST RIVERSIDE, CA. 92504 ASMT: 294542004, APN: 294542004

LETITIA LEVINE, ETAL 20114 SEDONA DR RIVERSIDE, CA. 92508

ASMT: 294541021, APN: 294541021

GAYLE RICH, ETAL C/O GAYLE M RICH 7177 BROCKTON AVE NO 333A RIVERSIDE CA 92506

ASMT: 294542005, APN: 294542005 CRISTINA CAMPUZANO, ETAL

20120 SEDONA DR

RIVERSIDE, CA. 92508

ASMT: 294541022, APN: 294541022

DUSTIN BALDWIN 8986 BARTON ST RIVERSIDE, CA. 92504 ASMT: 294542006, APN: 294542006

KATHRYN ORICK, ETAL 20126 SEDONA DR RIVERSIDE, CA. 92508

ASMT: 294541023, APN: 294541023

ANA GREENAWALT 8998 BARTON ST RIVERSIDE, CA. 92508 ASMT: 294542007, APN: 294542007

SHELLY SANCHEZ, ETAL

20131 APTOS ST RIVERSIDE, CA. 92508

ASMT: 294542001, APN: 294542001

KERRIE HUDSON, ETAL **20107 APTOS ST** RIVERSIDE, CA. 92508

ASMT: 294542008, APN: 294542008

LORI RINI, ETAL 20125 APTOS ST RIVERSIDE, CA. 92508





ASMT: 294542009, APN: 294542009 LISA MAHONEY 20119 APTOS ST RIVERSIDE, CA. 92508

ASMT: 294542010, APN: 294542010 BRIDGET KAUFMAN 20113 APTOS ST RIVERSIDE, CA. 92508



Feed Paper

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PP25382 10/15/2013 10:01:55 AM

Planning Department, City of Riverside 3900 Main St. 3rd floor Riverside, CA 92522

Val Verde Unified School District 975 W. Morgan St. Perris, CA 92571-3103

Western Municipal Water District 14205 Meridian Parkway Riverside, CA 92518

Applicant: Shakil Patel 25982 Hinckley Street Loma Linda, CA 92354

Applicant: Shakil Patel 25982 Hinckley Street Loma Linda, CA 92354 Southern California Gas Company 3460 Orange St. Riverside, CA 92506

Southern California Edison 2244 Walnut Grove Ave., Rm 312 P.O. Box 600 Rosemead, CA 91770 March Joint Powers Authority ATTN: General Manager 23555 Meyer Dr. Riverside, CA 92518

March Air Reserve Base Civil Engineering – BOS 452nd MSG/CECC 610 Meyer Dr., Building 2403 March ARB, CA 92518-2166

Eng-Rep: Sake Engineers Inc. Attn: Sam Akbarpour 400 S. Ramona Ave, Suite 202 Corona, CA 92879

Eng-Rep: Sake Engineers Inc. Attn: Sam Akbarpour 400 S. Ramona Ave, Suite 202 Corona, CA 92879 Owner: Salsol Prop 13155 Jamboree Road Tustin, CA 92782

Owner: Salsol Prop 13155 Jamboree Road Tustin, CA 92782



RIVERSIDE COUNTY PLANNING DEPARTMENT

Director	,	
FO: ☐ Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk	FROM: Riverside County Planning Department ✓ 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409	38686 El Cerrito Road Palm Desert, California 92211
SUBJECT: Filing of Notice of Determination in compliance	e with Section 21152 of the California Public Resources	Code.
EA42600/PP25382/CZ07800 Project Title/Case Numbers		
Damaris Abraham	951-955-5719	
County Contact Person	Phone Number	
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)		
Shakil Patel Project Applicant	25982 Hinckley Street, Loma Linda, CA 92354	
The project site is located at the southeasterly corner of Va	an Buren Blvd and Barton St.	
Project Location		
The Change of Zone proposes to change the site's existing proposes a 10,275 sq. ft. multi-tenant commercial office but Project Description	g zoning from Light Agriculture – 10 Acre Minimum (A-1 uilding for uses permitted in the C-O zone, with five suite	-10) to Commercial Office (C-O). The Plot Pla is and 48 parking spaces.
This is to advise that the Riverside County <u>Bo</u> , and has made the following	<u>pard of Supervisors</u> , as the lead agency, has a determinations regarding that project:	pproved the above-referenced project o
 The project WILL NOT have a significant effect on the A Mitigated Negative Declaration was prepared for the Mitigation measures WERE made a condition of the A Mitigation Monitoring and Reporting Plan/Program A Statement of Overriding Considerations WAS NOT 	ne project pursuant to the provisions of the California Envapproval of the project. WAS adopted.	vironmental Quality Act (\$2,156.25 + \$50.00).
This is to certify that the Mitigated Negative Declaration, w County Planning Department, 4080 Lemon Street, 12th Flo	rith comments, responses, and record of project approve oor, Riverside, CA 92501.	al is available to the general public at: Riversid
	Title	Date
Signature	Title	Date
Date Received for Filing and Posting at OPR:		
DM/dm Revised 10/23/2013		
Y:\Planning Case Files-Riverside office\PP25382\DH-PC-BOS Hearings\DH-F	PC\NOD Form,CZ07800.PP25382.docx	
Please charge deposit fee case#: ZEA42600 ZCFG597	76 .\$2,206.25 FOR COUNTY CLERK'S USE ONLY	
		5
		4
		14 m



RIVERSIDE COUNTY PLANNING DEPARTMENT

MITIGAT	ED NEGATIVE DE	CLARATION
Project/Case Number: CZ07800/	PP25382	
Based on the Initial Study, it has mitigation measures, will not have	s been determined that the pre e a significant effect upon the e	oposed project, subject to the proposed nvironment.
PROJECT DESCRIPTION, LOP POTENTIALLY SIGNIFICANT EF	CATION, AND MITIGATION FECTS. (see Environmental A	MEASURES REQUIRED TO AVOID ssessment and Conditions of Approval)
COMPLETED/REVIEWED BY:		
By: <u>Damaris Abraham</u>	Title: Project Planner	Date: October 23, 2013
Applicant/Project Sponsor: Shak	il Patel	Date Submitted: June 18, 2013
ADOPTED BY: Board of Superv	isors	
Person Verifying Adoption:		Date:
Revised: 10/16/07 Y:\Planning Case Files-Riverside office\PP25	rtment 4080 Lemon Street, 12tl e contact Damaris Abraham at (951) 955-5719.
Declaration.CZ07800.PP25382.docx Please charge deposit fee case#: ZEA42600 ZCFC	G05976 \$2,206.25 FOR COUNTY CLERK'S USE O	NLY

COUNTY OF RIVERSIDE O* REPRINTED * R1305607 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

4080 Lemon Street

39493 Los Alamos Road

38686 El Cerrito Rd

Second Floor

Suite A

Indio, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 955-3200

(951) 694-5242

Received from: PATEL SHAKIL

\$50.00

paid by: VI 025334

CFG DOC FEE FOR EA42600

paid towards: CFG05976 CALIF FISH & GAME: DOC FEE

at parcel: 20011 VAN BUREN BLV RIV

appl type: CFG3

MGARDNER

Jun 18, 2013

posting date Jun 18, 2013

************************* ************************

Account Code 658353120100208100 Description

CF&G TRUST: RECORD FEES

Amount \$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE O* REPRINTED * R1310072 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

4080 Lemon Street Second Floor

39493 Los Alamos Road

38686 El Cerrito Rd

Suite A

Indio, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 955-3200

(951) 694-5242

***************************** **********************

Received from: PATEL SHAKIL

\$2,156.25

paid by: VI 005457

CFG DOC FEE FOR EA42600

paid towards: CFG05976

CALIF FISH & GAME: DOC FEE

at parcel: 20011 VAN BUREN BLV RIV

appl type: CFG3

Oct 22, 2013 09:02 MGARDNER posting date Oct 22, 2013 *********************** *****************

Account Code 658353120100208100 Description CF&G TRUST

Amount \$2,156.25

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: Area Plan: Southwest⊷

Zoning Area: San Jacinto Valley Supervisorial District: Third/Third

Project Planner: H. P. Kang

Planning Commission: December 4, 2013

CONDITINAL USE PERMIT NO. 03695

CEQA Exempt

Applicant: Dolgen California, LLC

Engineer/Representative: Steve Rawlings

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant, Dolgen California, LLC, proposes to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot.

The proposed operating hours are 8 a.m. to 8 p.m. seven (7) days a week.

The project site is located northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street.

BACKGROUND:

On January 7, 2013, the above referenced project (PP23535R1) was approved for 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot at Director's Hearing. There were no proponents or opponents for the project. The project is not currently constructed.

The California Department of Alcoholic Beverage Control has indicated that this project is located in the Census Tract No. 437.01. Within this census tract, only two (2) off-sale licenses are permitted without being considered over concentrated. With this CUP proposal of one (1) additional off-sale will make this census tract over concentrated.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Community Development: Commercial Retail (CD:

CR) (0.20 - 0.35 FAR)

2. Surrounding General Plan Land Use: Community Development: Commercial Retail (CR)

(0.20 – 0.35 FAR) to the south, east, and west and Community Development: Medium Density Residential (MDR) (2 to 5 D.U./Ac.) to the north

3. Existing Zoning: Scenic Highway Commercial (C-P-S)

4. Surrounding Zoning: North: Rural Residential (R-R)

East: Rural Residential (R-R)

South: Scenic Highway Commercial (C-P-S) West: Scenic Highway Commercial (C-P-S)

5. Existing Land Use: Vacant land

6. Surrounding Land Use: North: Single Family Residential and Vacant

East: Single Family Residential South: Tire Shop and Liquor Store

West: Verizon (non-retail) office building and

Vacant

p.M.

CONDITIONAL USE PERMIT NO. 3695 PC Staff Report: December 4, 2013

Page 2 of 4

7. Project Data: Total Acreage: 0.96 Gross Acre

Parking Spaces: 46

8. Environmental Concerns: CEQA Exempt Per Categorical Exemption Section

15303 (c)

RECOMMENDATIONS:

FIND THE PROJECT NEED NO FURTHER ENVIRONMENTAL REVIEW based on previous CEQA document, Environmental Assessment No. 42523; and,

<u>ADOPTION</u> of a FINDING of "PUBLIC CONVENIENCE AND NECESSITY," regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the staff report; and,

<u>APPROVAL</u> of CONDITIONAL USE PERMIT NO. 3695, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

- 1. The project site is designated Community Development: Commercial Retail on the San Jacinto Valley Area Plan.
- 2. The proposed off-site alcohol sales at a neighborhood and community level are allowed in the Community Development: Commercial Retail Land Use designation within the floor area ratio (FAR) range from 0.2 to 0.35.
- 3. The proposed off-site alcohol sales is surrounded by Community Development: Medium Density Residential (CD: MDR) to the north and east, and Community Development: Commercial Retail (CD: CR) to the south and west.
- 4. The public's health, safety and general welfare through the proposed use, added alcohol sales to a previously approved commercial retail (Dollar General) store, will be protected through project design.
- 5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
- 6. The proposed off-site alcohol sales (as identified in the Section 9.50) are conditionally permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348.
- 7. The proposed off-site alcohol sales is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.
- 8. The surrounding zoning is Scenic Highway Commercial (C-P-S) to south, and west and Rural Residential (R-R) to the north and east.

Page 3 of 4

9. The project site is a vacant disturbed parcel adjacent to an existing commercial service and retail stores to the south and single family residential development to the north and east. There is a

commercial office development to the west along with a vacant piece of property.

10. There are two (2) licenses (Type 21) exist currently in Census Tract No. 437.01. Both licenses are active and the Conditional Use Permit is requesting the determination of Public Necessity & Convenience. Currently, there are approximately 1,756 persons per license and with added license there will be 1,170 persons per license (total of three).

11. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of the Ordinance No. 348.

- 12. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
- 13. The proposed project provides public necessity and convenience for the residents of the surrounding community.
- 14. This project is not located within a cell criteria area of the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).
- 15. No further environmental assessment is required based on previously adopted Environmental Assessment No. 42523 that addressed the development of the site as a commercial retail building and adding off-site sale of alcoholic beverage will have less than significant impact.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR), and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is conditionally compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is <u>not</u> located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. A City Sphere of Influence.

CONDITIONAL USE PERMIT NO. 3695 PC Staff Report: December 4, 2013

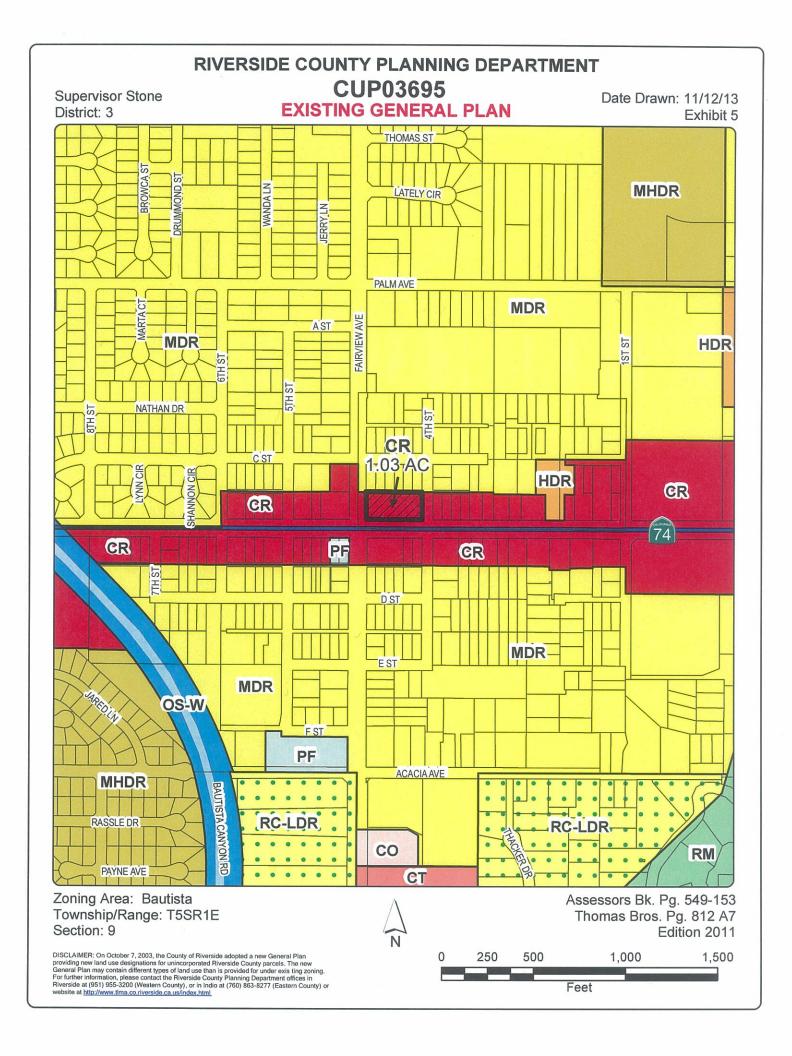
Page 4 of 4

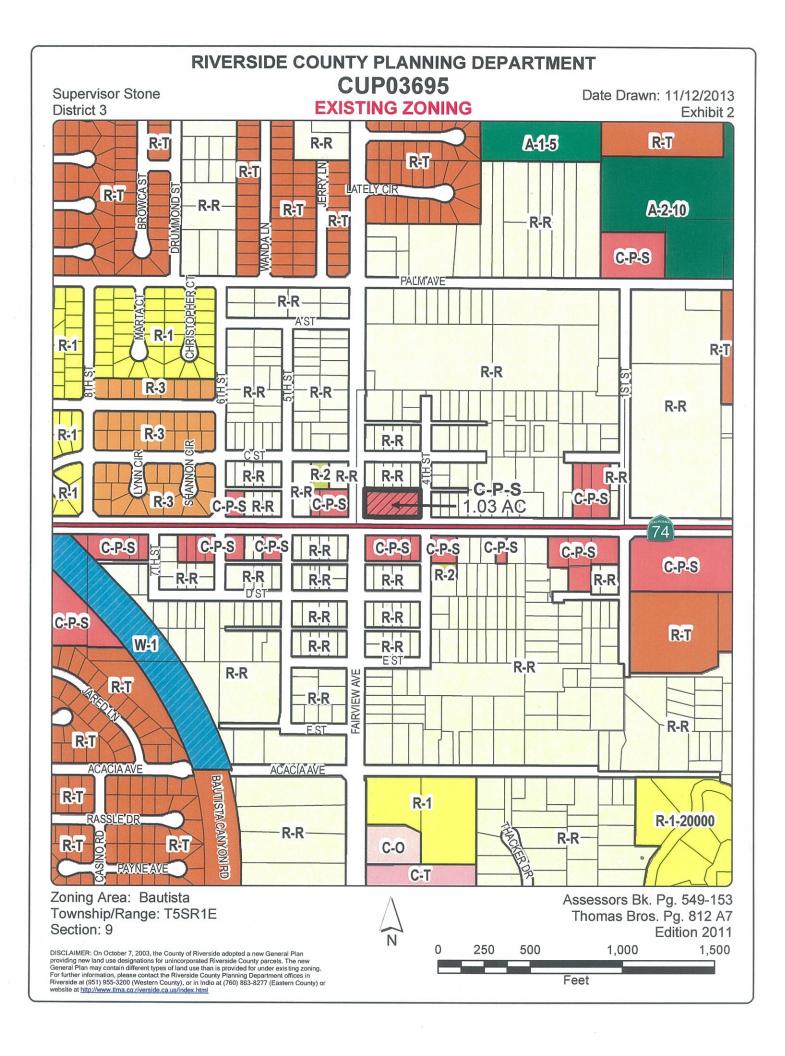
c. A Specific Plan.

- d. An Airport Influence Area.
- e. A Cell Criteria Area of the WRCMSHCP.
- f. A High Fire Area.
- g. A Fault Zone.
- 3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District.
 - b. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824).
 - c. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley.
- 4. The subject site is currently designated as Assessor's Parcel Number 549-153-021.

HK hk

Y:\Planning Case Files-Riverside office\CUP03695\DH-PC-BOS Hearings\DH-PC\Staff Report CUP03695 110113.docx Date Prepared: 12/12/12





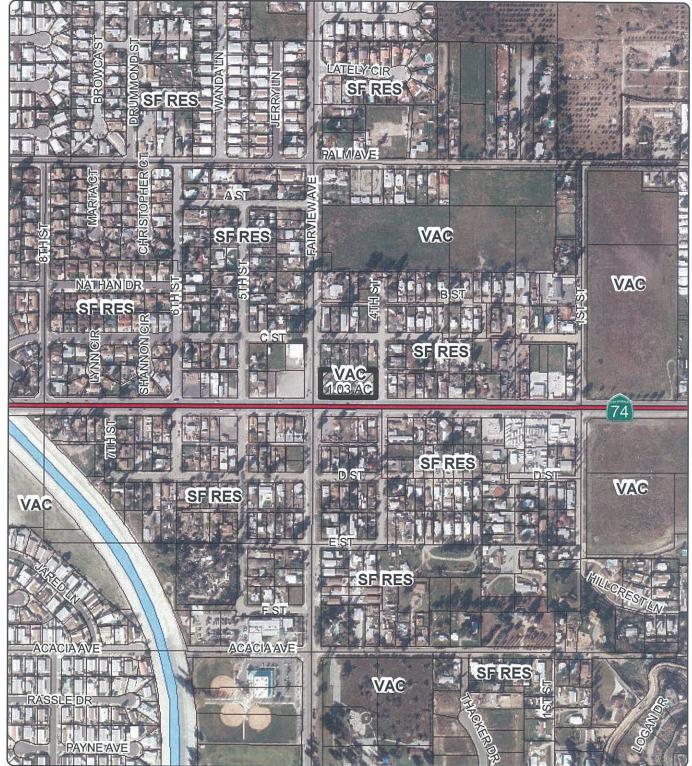
RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03695

Supervisor Stone District 3

LAND USE

Date Drawn: 11/12/13

Exhibit 1



Zoning Area: Bautista Township/Range: T5SR1E

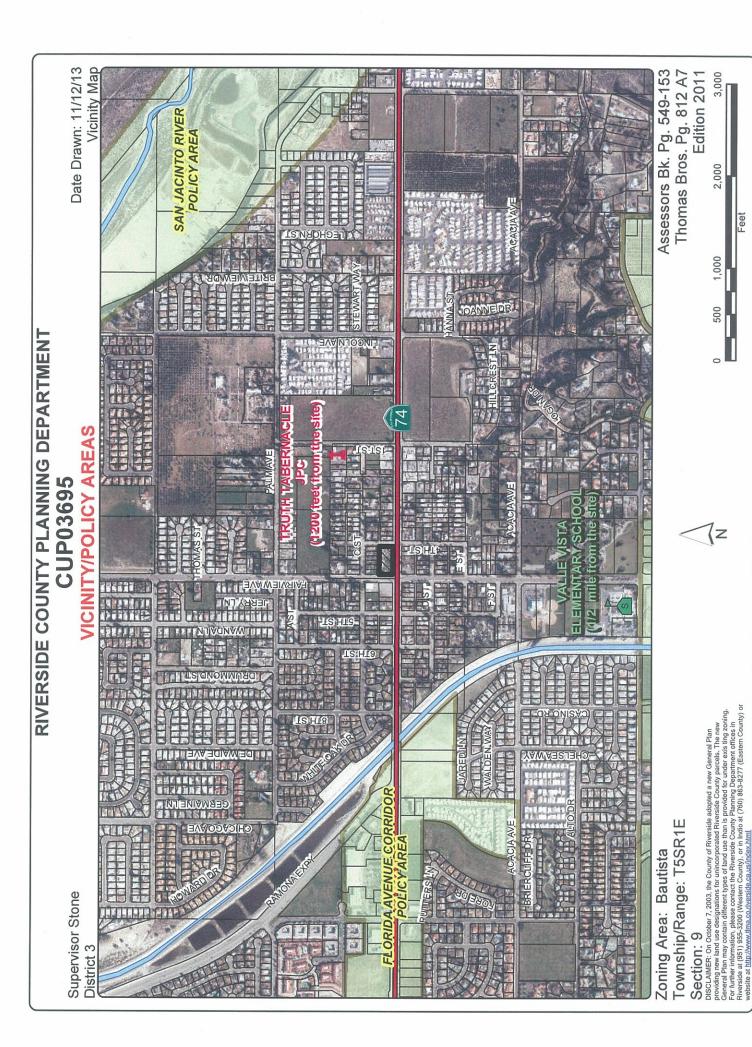
Section: 9

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside of 1951 y 195-3200 (Western County), or in Indio at 1760) 863-8277 (Eastern County) or website at https://www.tlma.co.riverside.ca.us/index.html



Assessors Bk. Pg. 549-153 Thomas Bros. Pg. 812 A7 Edition 2011





Feet

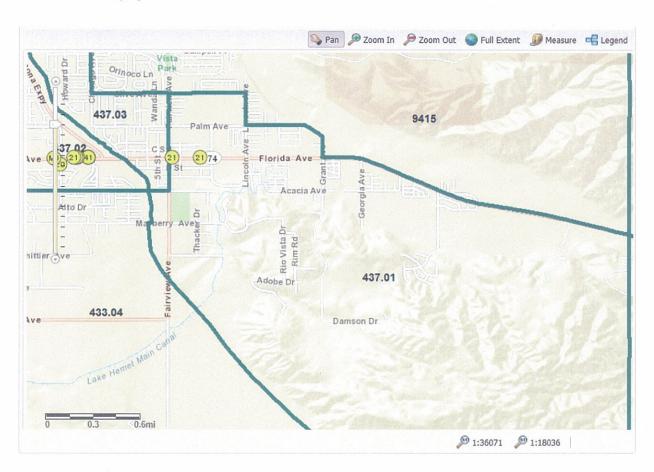


California Department of Alcoholic Beverage Control For the County of <u>RIVERSIDE</u> - (Off-Sale Licenses) and Census Tract = 437.01

Report as of 11/6/2013

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo
1)	381575	ACTIVE	21	11/13/2001	10/31/2013	GHEREIR, EYAD KAMAL 44161 E FLORIDA AVE HEMET, CA 92544 Census Tract: 0437.01	MICKEYS LIQUOR		3300
2)	462932	ACTIVE	21	3/3/2008	9/30/2014	VALLE VISTA LIQUORS INC 44023 E FLORIDA AVE HEMET, CA 92544-5443 Census Tract: 0437.01	VALLE VISTA LIQUORS		3300

--- End of Report ---



CONDITIONAL USE PERMIT Case #: CUP03695 Parcel: 549-153-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The permit is for a request to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

CONDITIONAL USE PERMIT Case #: CUP03695 Parcel: 549-153-021

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Conditional Use Permit No. 03695 proposes to sell off-site alcohol beverage at previously approved retail store. All grading to be conducted under Plot Plan No. 23535R1. The Grading Division does not object to this proposal with the following included conditions.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

Noise Consultant: Ldn Consulting, Inc.

Noise Study:

Noise Assessment for Florida and Fairview Commercial Development

in Valley Vista dated November 18, 2012

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP 3695 (Formerly PP 23535 R1) shall comply with the following recommendations:

- A) A parapet wall shielding the HVAC units to the nearest residential properties shall be required.
- B) General recommendations are the following:
 - 1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
 - 2) Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and September and between the hours of 6:00 p.m.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY (cont.)

RECOMMND

and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

- 3) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.
- 4) During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
- 5) Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging.
- 6) Idling equipment should be turned off when not in use.

[Reference: Industrial Hygiene Program's response email to Alicen Wong (Project Representative) dated Monday, November 19, 2012 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist)]

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2

EMWD SANITARY SEWER SERVICE

RECOMMND

Conditional Use Permit 3695 (formerly PP 23535 R1) is proposing to obtain sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain sanitary sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH, 3 LAKE HEMET MWD POTABLE WATER

RECOMMND

Conditional Use Permit 3695 (formerly PP 23535 R1) is proposing to obtain potable water service from Lake Hemet Municipal Water District (LHMWD). It is the responsibility of the developer to ensure that all requirements to receive 14:39

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10. GENERAL CONDITIONS

10.E HEALTH. 3 LAKE HEMET MWD POTABLE WATER (cont.) RECOMMND

potable water service are met with LHMWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3695 is a proposal to sell off-site alcohol beverage at previously approved retail store of approximately 9,100 sq. ft. commercial retail building with 46 parking spaces on a 0.96 acres site in San Jacinto Valley area. The project site is located northerly of Florida Avenue, easterly of Fairview Avenue, and westerly of 4th Street.

This is a proposal to sell alcohol on the approved PP 23535 where there are no new structures being proposed. As of September 2013 the plot plan is in plan check, until it is complete no permit, such as prior to grading or prior to building, shall be issued. All the approved conditions for PP 23535 are applicable to the CUP. The District has no objection to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist

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10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

immediately upon discovery of the cultural resource to convene the meeting.

- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.
- * A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.
- ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE: The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A for PP23535R1, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8 a.m. to 8 p.m., Sunday through Monday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol License Board (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 24 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.
- 10.PLANNING. 25 USE CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

10.PLANNING. 30 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 34 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the oncurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer, wine and distilled spirits may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.)

RECOMMND

Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - R-O-W EXCEEDS/VACATION

RECOMMND

The existing right-of-way along the back alley exceeds that which is required for this project. The project proponent shall submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - PP23535R1 CONDITIONS

RECOMMND

Prior to the issuance of a grading permit, all prior to the issuance of a grading permit conditions under Plot Plan

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - PP23535R1 CONDITIONS (cont.)

RECOMMND

23535R1 shall have been met.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

USE CONDITIONS

RECOMMND

Prior to issuance of grading permit all the conditions for PP 23535 must be satisfied

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3695, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1

USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - VACATION/RE-DESIGN

RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the back alley as shown on this exhibit. The applicant shall apply under separate application with the County Surveyor for a conditional vacation of the alley as shown on this exhibit, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the applicant shall re-design the project.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - PP23535R1 CONDITIONS

RECOMMND

Prior to the issuance of a building permit, all prior of the issuance of a building permit conditions under Plot Plan 23535R1 shall have been met.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE CONDITIONS

RECOMMND

Prior to issuance of building permit all the conditions for PP 23535 must be satisfied.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/MODIFICATION

RECOMMND

The project proponent shall be responsible for the design of the traffic signals at the intersections of:

Fairview Avenue (NS) at:

SR-74 (EW) - signal modification to accommodate street widening along the project frontage on the north side of SR-74.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - TS/MODIFICATION (cont.)

RECOMMND

with no credit given for Traffic Signal Mitigation Fees or as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT

RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 3 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Florida Avenue (SH-74) shall be conveyed for public use to provide for a 59' to 76 foot half-width right-of-way.

Sufficient public street right-of-way along Fairview Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

Sufficient public street right-of-way along 4th Street shall be conveyed for public use to provide for a 37 foot half-width right-of-way.

80.TRANS. 4 USE - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 5 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5

USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located on Florida Avenue (SH-74) at intersection of Fairview Avenue.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 6

USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

NOTE: For streetlights along SR-74, submit streetlight plan to the County.

80.TRANS. 7 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LANDSCAPING (cont.)

RECOMMND

Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Florida Avenue (SH-74), Fairview Avenue, and 4th Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division, or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

Any commercial project along a State highway must annex into L&LMD 89-1-C in addition to executing a Landscape Maintenance Agreement.

> For landscaping improvement along SR-74, submit the landscaping plan to the County.

80.TRANS. 8

USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 9

USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - UTILITY PLAN (cont.)

RECOMMND

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION (MOD)

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Fairview Avenue (NS) at:

SR-74 (EW) - signal modification to accommodate street widening along the project frontage on the north side of SR-74.

with no credit given for Traffic Signal Mitigation Fees

or as approved by the Transportation Department.

90.TRANS. 2 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE - IMP PLANS (cont.)

RECOMMND

road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check guidelines.html.

90.TRANS. 3

USE - CALTRANS 1

RECOMMND

The project proponent shall comply with Caltrans recommendations.

90.TRANS. 4

USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 5

USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 6

USE STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

- 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
- 2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 7

USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

USE - STREETLIGHTS INSTALL (cont.)

RECOMMND

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 8

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located on Florida Avenue (SH-74) at intersection of Fairview Avenue.
- (4) Street sweeping.

90.TRANS. 9

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also pplies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

USE - EXISTING MAINTAINED

RECOMMND

Florida Avenue (SH-74) along project boundary is a paved Caltrans maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38' to 55 feet from the centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' to 76 foot half-width dedicated right-of-way in accordance with County Standard No. 93, (Sheets 1 of 2 and 2 of 2.) (59'/76')

- NOTE: 1. A 10' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.
 - 2. Submit improvement plans to Caltrans.

Fairview Avenue along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordane with County Standard No. 94. (32'/50')

- NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.
 - 2. Driveway shall be constructed per County Standard No. 207A.
 - 3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north project boundary or as approved by the Transportation Department.

90.TRANS. 11

USE - PART-WIDTH

RECOMMND

4th Street along project boundary is a paved County maintained road designated as Collector and shall be improved with 34' part-width AC pavement, (22' on the project side and 22' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on the project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 67

CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - PART-WIDTH (cont.)

RECOMMND

foot part-width dedicated right-of-way (37' on project side and 30' on opposite side) in accordance with County Standard No. 103, Section "A".

NOTE: A 5' meandering sidewalk shall be constructed 7' from the curb line within the 15' parkway.

Driveway shall be constructed per County Standard No. 207A.

Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north project boundary or as approved by the Transportation Department.

90.TRANS. 12 USE - VACATION/RE-DESIGN 1

RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the back alley. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of the alley, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

90.TRANS. 13 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Florida Avenue (SH-74), Fairview Avenue, and 4th Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 15

USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Florida Avenue (SH-74), Fairview Avenue, and 4th Street.

90.TRANS. 16

USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with PP23535.

LANC DEVELOPMENT COMM. TEE/ DEVELOPMENT REVIEW TEAM INITIAL CASE TRANSMITTAL



RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409

Riverside, CA 92502-1409

DATE: August 15, 2013

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Fire Department Riv. Co. Building & Safety - Grading Riv. Co. Building & Safety - Plan Check

Riv. Co. Building & Safety – Plan Check Regional Parks & Open Space District P.D. Geology/Archaeology Section

P.D. Landscaping Section

Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.

3rd District Supervisor

3rd District Planning Commissioner City Sphere of Influence- Hemet Hemet Unified School District Eastern Municipal Water Dist. Southern California Edison Verizon

Lake Hemet Water Dist. Alcohol Beverage Control

CONDITIONAL USE PERMIT NO. 03695 – EA42612 – Applicant: Dolgen California, LLC – Engineer/Representative: Steve Rawlings – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street – 0.96 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** The project proposes to sell off-site alcohol beverage at previously approved (not build) retail store (Dollar General) of approximately 9,100 square foot commercial retail building with 46 parking spaces. – APN: 549-153-015 – Related Cases: CZ07419, PP23535, PP23535R1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a <u>DRT meeting on August 29, 2013</u>. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact H.P. Kang, Project Planner, at (951) 955-1888 or email at hpkang@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID CC006468

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:				
☐ PLOT PLAN	CONDITIONAL US PUBLIC USE PERM	E PERMIT [TEMPOR. VARIANC	ARY USE PERMIT E
PROPOSED LAND USE: Finding	of public convenie	nce or necess	ity and per	mit to sell beer and
ORDINANCE NO. 348 SECTION A	E 20) for off-site	consumption	within a 8	056 of annual
ALL APPLICATIONS MUST INCLUDE THE INF TO THE SPECIFIC PROJECT. ADDITIONAL IN APPLICATIONS WILL NOT BE ACCEPTED.	ORMATION REQUIRED UI FORMATION MAY BE REC	NDER ANY SUPPL QUIRED AFTER IN	EMENTAL INFO ITIAL RECEIPT /	RMATION LIST APPLICABLE AND REVIEW. INCOMPLETE
CASE NUMBER: <u>CUP03695</u>	EA42612	DATE SUB	MITTED:	7/29/2013
APPLICATION INFORMATION	CF 05 05 788			
Dolgen California, Applicant's Name: Attn: Tax-	LLC #13575 License Dept.	E-Mail: tax-	beerandwine	license@dollargeneral.com
Mailing Address: 100 Mission Ridge	<u>.</u>			
Goodlettsville, TN 37072	Street			
City	State		ZIP	
Daytime Phone No: (615) 855-400)0 x5484 F	ax No: ()	
	teve Rawlings	<u> </u>	-/ ———— E-Mail: ^{se}	.rawlings@verizon.net
Mailing Address: 26023 Jefferson	Ave., Suite D			······································
Murrieta, CA 92562	Street			
City	State		ZIP	
Daytime Phone No: (951) 667-513	52 F8	ax No: (_ ⁹⁵¹) 667-3455	
Property Owner's Name: Hemet Auto	Center Leasing, In	ncE-Mail:		
Mailing Address: 990 W. Florida Av	renue			*** **** *****************************
Hemet, CA 92543	Street	***************************************		
City	State		ZIP	
Daytime Phone No: ()	Fa	x No: (
Riverside Office · 4080 Lemon Street, P.O. Box 1409, Riverside, California 92	12th Floor 2502-1409	Desert (Office · 38686 E	El Cerrito Road

P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811

Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Fees collected in excess of the funds are needed to complete application will cease until the processing of the application above, and that there will be	the actual cost of provide the processing of your or outstanding balance in ation. The applicant is NO refund of fees where the control of the control	pplications to cover produced the services of application, you will be spaid and sufficient funderstands the deposich have been exposed.	expedite the refund and billing rocessing costs as necessary. will be refunded. If additional e billed, and processing of the unds are available to continue sit fee process as described ded as part of the application is interested.			
All signatures must be origina	ls ("wet-signed"). Photo	ocopies of signatures a	re not acceptable.			
Steven B. D.	echard ME OF APPLICANT	AL RI SIGNATURE OF	Derles FAPPLICANT			
AUTHORITY FOR THIS APP	LICATION IS HEREBY	GIVEN:				
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.						
PRINTED NAME OF PRO	PERTY OWNER(S)	SIGNATURE OF	PROPERTY OWNER(S)			
PRINTED NAME OF PRO	PERTY OWNER(S)	<u>SIGNATURE</u> OF	PROPERTY OWNER(S)			
If the property is owned by application case number and the property.	more than one perso lists the printed names	on, attach a separate and signatures of all p	e sheet that references the persons having an interest in			
See attached sheet(s) for o	other property owners' s	ignatures.				
PROPERTY INFORMATION:						
Assessor's Parcel Number(s):	549-153-021	-				
Section: 9	Township: 58	Range:	1E			

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-sign	neu"). Photocopies of signatures are not acceptable.
PRINTED NAME OF APPLICA	ANT <u>SIGNATURE</u> OF APPLICANT
AUTHORITY FOR THIS APPLICATION I	IS HEREBY GIVEN:
I certify that I am/we are the record owner correct to the best of my knowledge. A indicating authority to sign the application	r(s) or authorized agent and that the information filed is true and An authorized agent must submit a letter from the owner(s) on the owner's behalf.
All signatures must be originals ("wet-sign lement Audo Center Leasing INC DRA WESTERN LA WESTERN OF PROPERTY OWNER	De Mula A Mula Ha
PRINTED NAME OF PROPERTY OWNER	or morely owner(b)
If the property is owned by more than	n one person, attach a separate sheet that references the nted names and signatures of all persons having an interest in
☐ See attached sheet(s) for other proper	rty owners' signatures.
PROPERTY INFORMATION:	
Assessor's Parcel Number(s): 549-153-02	21 -
Section: Township:	SS Range:1E

APPLICATION FOR LAND USE PROJECT Approximate Gross Acreage: _ .83 acres (36,199 sf) General location (nearby or cross streets): North of Florida , South of ______, East of _Fairview _____, West of _4th Street Thomas Brothers map, edition year, page number, and coordinates: Project Description: (describe the proposed project in detail) Make a finding of public convenience or necessity and permit to sell beer and wine (TYPE 20) for off-site consumption within a 8,956 sf grocery store. Related cases filed in conjunction with this application: Is there a previous application filed on the same site: Yes $oxed{x}$ No $oxed{\Box}$ If yes, provide Case No(s). PP23535 R1 approved on 1/7/13 (Parcel Map, Zone Change, etc.) E.A. No. (if known) ______ E.I.R. No. (if applicable): _____ Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes \(\subseteq \) No \(\subseteq \) If yes, indicate the type of report(s) and provide a copy: Is water service available at the project site: Yes X No If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No 🏻 Is sewer service available at the site? Yes \(\text{\backsquare} \) No \(\text{\backsquare} \) If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes . No . How much grading is proposed for the project site? Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT Estimated amount of fill = cubic yards _____ Does the project need to import or export dirt? Yes \(\subseteq \) No \(\subseteq \) Import _____ Export ____ Neither ____ What is the anticipated source/destination of the import/export? What is the anticipated route of travel for transport of the soil material? N/AHow many anticipated truckloads? _____ truck loads. What is the square footage of usable pad area? (area excluding all slopes) $\frac{N/A}{}$ sq. ft. Is the project located within 8½ miles of March Air Reserve Base? Yes \(\subseteq \) No \(\subseteq \) If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes \(\square\) No \(\square\) Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: http://cmluca.projects.atlas.ca.gov/) Yes \(\subseteq\) No \(\subseteq\) Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No No Does the project area exceed one acre in area? Yes \square No \square Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)? ☐ Santa Ana River Santa Margarita River ⊠ San Jacinto River ☐ Whitewater River

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement. I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that: The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Name of Applicant: Dolgen California, LLC #13575 Address: 100 Mission Ridge Phone number: 615-855-4000 x5484 Address of site (street name and number if available, and ZIP Code): Local Agency: County of Riverside Assessor's Book Page, and Parcel Number: 549-153-021 Specify any list pursuant to Section 65962.5 of the Government Code: Regulatory Identification number: Date of list Applicant (1) Africa Read Date 7/24/13 Applicant (2) Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

	Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes \(\subseteq \text{ No } \sub
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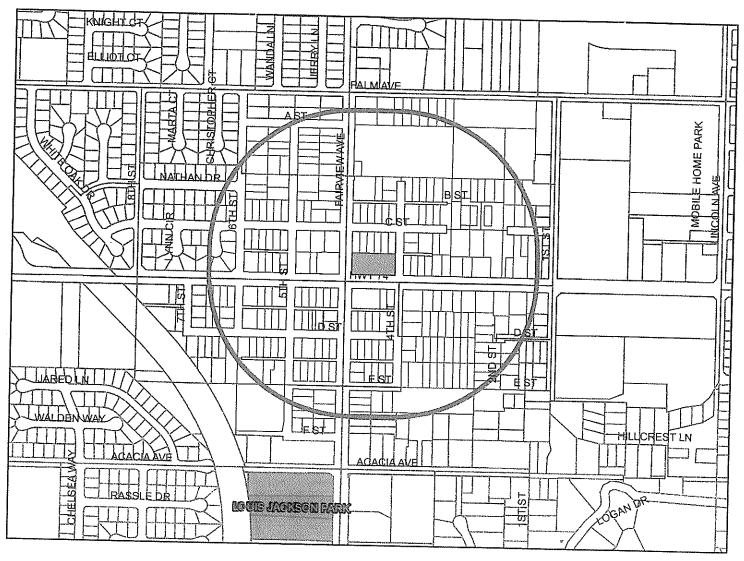
APPLICATION FOR LAND USE PROJECT

 The proposed project will have more than a threshold quantity process or will contain a source or modified source of hazardous Yes \(\subseteq\) No \(\frac{\times}{\text{\text{\$\infty}}}\) 	of a regulated substance in a air emissions.
(we) certify that my (our) answers are true and correct.	
Owner/Authorized Agent (1)	Date 7/24/13
Owner/Authorized Agent (2)	Date

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1182013
The attached property owners list was prepared by Riverside County GIS
APN (s) or case numbers CUPO3695
Company or Individual's Name Planning Department
Distance buffered 1000
Pursuant to application requirements furnished by the Riverside County Planning Department
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than
different owners, all property owners within a notification area expanded to yield a minimum
25 different owners, to a maximum notification area of 2,400 feet from the project boundari
based upon the latest equalized assessment rolls. If the project is a subdivision with identification
off-site access/improvements, said list includes a complete and true compilation of the names a
mailing addresses of the owners of all property that is adjacent to the proposed off-s
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge.
understand that incorrect or incomplete information may be grounds for rejection or denial of t
application.
NAME: Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 nd Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

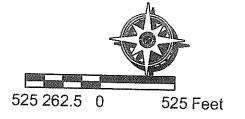
CUP03695 (1000 feet buffer)



Selected Parcels

549-152-024 039	549-180-029	549-180-063	549-200-030	549-151-011	549-152-092	549-173-008	549-123-020	549-123-021	549-152-
549-151-005 017	549-123-008	549-130-019	549-130-020	549-130-021	549-173-028	549-144-003	549-173-043	549-122-014	549-123-
549-200-032 010	549-123-004	549-123-005	549-152-062	549-172-008	549-142-020	549-142-022	549-173-005	549-165-008	549-173-
549-173-027 001	549-172-004	0.0.101.000	549-173-030	549-152-075	549-180-055	549-162-029	549-162-030	549-172-006	549-173-
006	549-143-004	549-173-025	549-152-004	549-161-015	549-152-089	549-164-003	549-164-004	549-164-005	549-164-
549-164-007 012	549-164-008	549-164-014	549-152-059	549-145-012	549-165-010	549-130-008	549-130-010	549-130-011	549-130-
549-200-025	549-165-011	549-162-013	549-163-001	549-172-011	549-180-060	549-173-032	549-144-004	549-200-021	549-171-007

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 549122005, APN: 549122005 JESSICA VAZQUEZ, ETAL 624 KESHA CT SAN JACINTO CA 92583

ASMT: 549123004, APN: 549123004 BARBARA SEMINCK 25580 N 5TH ST HEMET CA 92544

ASMT: 549122006, APN: 549122006 WEN BEEBE 25596 6TH ST HEMET, CA. 92544

ASMT: 549123005, APN: 549123005 BARBARA SEMINCK 25580 5TH ST HEMET, CA. 92544

ASMT: 549122008, APN: 549122008 LR MUNOZ REAL ESTATE HOLDINGS C/O LUIS R MUNOZ 17338 MIDWOOD DR GRANADA HILLS CA 91344

ASMT: 549123006, APN: 549123006 RHONDA SCHWEITZER, ETAL 2720 RAMONA EXY SAN JACINTO CA 92582

ASMT: 549122009, APN: 549122009 DWAYNE MYERS, ETAL 25579 5TH ST HEMET, CA. 92544

ASMT: 549123007, APN: 549123007 KEITH STANTON 25606 5TH ST HEMET, CA. 92544

ASMT: 549122010, APN: 549122010 TINA LIEU 159 BAHIA LN ESCONDIDO CA 92026

ASMT: 549123008, APN: 549123008 MARIA SIDA, ETAL 25603 FAIRVIEW AVE HEMET, CA. 92544

ASMT: 549122014, APN: 549122014 ARFEDALIA FINLEY 25561 5TH ST HEMET, CA. 92544

ASMT: 549123011, APN: 549123011 HUONG TRINH, ETAL 1221 MARLIN AVE FOSTER CITY CA 94404

ASMT: 549122019, APN: 549122019 ANA AGUAYO, ETAL 25554 6TH ST HEMET, CA. 92544

ASMT: 549123017, APN: 549123017 ASELA ROMERO, ETAL C/O JUAN RICHARDS 25601 FAIRVIEW AVE HEMET, CA. 92544





ASMT: 549123021, APN: 549123021

ALEJANDRO MORALES 25550 5TH ST

25550 5TH ST HEMET, CA. 92544 ASMT: 549130005, APN: 549130005 BARBARA ADAMS, ETAL 41291 ACACIA AVE HEMET CA 92544

ASMT: 549123023, APN: 549123023 HOMESTRONG USA FUND 1 8711 MONROE CT STE A RANCHO CUCAMONGA CA 91730

ASMT: 549130006, APN: 549130006 LOUISE EVANS 1085 SUNWEST DR NO 109 HEMET CA 92545

ASMT: 549124006, APN: 549124006 VICKI BRAMLETT 43960 A ST HEMET, CA. 92544

ASMT: 549130007, APN: 549130007 MINDY MARTINEZ, ETAL 44121 PALM AVE HEMET, CA. 92544

ASMT: 549124008, APN: 549124008 JOEL ORTIZ, ETAL 25531 FAIRVIEW AVE HEMET, CA. 92544

ASMT: 549130013, APN: 549130013 FLORA TRUST, ETAL C/O DALE H ROBSON 26160 SOBOBA ST HEMET CA 92544

ASMT: 549130002, APN: 549130002 MARK SCHMALL 44081 PALM AVE HEMET, CA. 92544

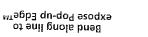
ASMT: 549130019, APN: 549130019 ANITA PARKER 26624 S YALE HEMET CA 92544

ASMT: 549130003, APN: 549130003 MARLAND FARRIER 8709 CAVEL ST DOWNEY CA 90242

ASMT: 549130021, APN: 549130021 ANITA PARKER 26624 S YALE ST HEMET CA 92544

ASMT: 549130004, APN: 549130004 RENA KING, ETAL 44097 PALM AVE HEMET, CA. 92544

ASMT: 549141012, APN: 549141012 ERICK MUNOZ 43866 NATHAN DR HEMET, CA. 92544







ASMT: 549141013, APN: 549141013

ROBERT KAMOO 245 ROGAN RD CHULA VISTA CA 91910 ASMT: 549142012, APN: 549142012 **ELFEGA SANTOYO** 25638 6TH ST HEMET, CA. 92544

ASMT: 549141014, APN: 549141014

MARGARET LANE 43855 NATHAN DR HEMET, CA. 92544

ASMT: 549142014, APN: 549142014 BETTY PRATT, ETAL 43888 C ST HEMET, CA. 92544

ASMT: 549141028, APN: 549141028

LONI VOGLER

25946 SAN LEANDRO CT HEMET CA 92544

ASMT: 549142015, APN: 549142015 WILLIAM HENRY, ETAL 43894 C ST HEMET, CA. 92544

ASMT: 549141029, APN: 549141029 SHAWNALYN PALMER, ETAL C/O PALMER SHAWNALYN 43856 C ST

HEMET, CA. 92544

ASMT: 549142017, APN: 549142017 STUART STEPHENSON 57 1/2 W HOME LONG BEACH CA 90805

ASMT: 549141030, APN: 549141030 ELOISE LUEVANOS, ETAL 204 N LARKIN DR COVINA CA 91722

ASMT: 549142018, APN: 549142018 PATRICIA SOTELO, ETAL 43920 C ST HEMET, CA. 92544

ASMT: 549142001, APN: 549142001 YOLANDA SAAVEDRA, ETAL 25620 6TH ST HEMET, CA. 92544

ASMT: 549142019, APN: 549142019 **EMILIO PACHECO** 43928 C ST HEMET, CA. 92544

ASMT: 549142002, APN: 549142002

ROBERT DURAN 25630 6TH ST HEMET, CA. 92544

ASMT: 549142020, APN: 549142020 MARY SMITH, ETAL 1697 MALACHITE ST HEMET CA 92546





ASMT: 549143001, APN: 549143001

MARIA RAWLINS, ETAL 12848 HIDDEN RANCH RD RIVERSIDE CA 92503 ASMT: 549143010, APN: 549143010 PATRICIA STEVENS, ETAL 43950 C ST HEMET, CA. 92544

ap suas

V

ASMT: 549143002, APN: 549143002

BARBARA MCGINNIS, ETAL 1441 HOOKER RD KARNS CITY PA 16041 ASMT: 549144001, APN: 549144001 ZADA FIELDS, ETAL C/O ZADA LOUISE FIELDS 25700 6TH ST HEMET, CA. 92544

ASMT: 549143004, APN: 549143004

CRAIG SMITH, ETAL 43964 C ST HEMET, CA. 92544 ASMT: 549144002, APN: 549144002 MELISSA DURAN 43895 C ST HEMET, CA. 92544

ASMT: 549143006, APN: 549143006

CHARLES WALL 25631 FAIRVIEW AVE HEMET, CA. 92544 ASMT: 549144003, APN: 549144003 ROSALIA SCHIFFILER, ETAL 43903 C ST HEMET, CA. 92544

ASMT: 549143007, APN: 549143007

JOHN VACCHETTA 25629 FAIRVIEW AVE HEMET, CA. 92544 ASMT: 549144004, APN: 549144004 ROSALIE HARVEY, ETAL 2144 CHANDLER ST CAMARILLO CA 93010

ASMT: 549143008, APN: 549143008

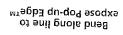
HARRY PERKINS 43978 C ST HEMET, CA. 92544 ASMT: 549144005, APN: 549144005 DONNA KESSELER, ETAL 8022 LOUISE LN LA PALMA CA 90623

ASMT: 549143009, APN: 549143009

PATRICIA STEVENS, ETAL

24920 LAKE ST HEMET CA 92544 ASMT: 549144006, APN: 549144006 SHANNON YEAGER, ETAL 43927 C ST

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MATTHEW MEDORE 43906 E HIGHWAY 74 HEMET CA 92544

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ASMT: 549144011, APN: 549144011 FRANCISCO ARECHIGA

33785 MILAN RD WINCHESTER CA 92596

ASMT: 549146015, APN: 549146015 CRESENCIA SEPS, ETAL P O BOX 147 SAN JACINTO CA 92581

ASMT: 549145013, APN: 549145013 LARRY ARNOLD, ETAL

280 N SOBOBA AVE HEMET CA 92544

ASMT: 549146016, APN: 549146016 ODETTE GARCIA 25732 SHANNON CIR HEMET, CA. 92544

ASMT: 549145015, APN: 549145015 GENERAL TELEPHONE CO OF CALIF C/O GTE ATTN GARY WILLIAMS HQCO2G08 P O BOX 152206

IRVING TX 75015

ASMT: 549146017, APN: 549146017 YOLANDA JIMENEZ, ETAL 25712 SHANNON CIR HEMET, CA. 92544

ASMT: 549145018, APN: 549145018

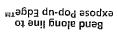
MARY DAVIDSON, ETAL 44562 OLIVE AVE HEMET CA 92544

HEMET CA 92544

ASMT: 549146018, APN: 549146018 MARIA BARRERA, ETAL 25696 SHANNON CIR HEMET, CA. 92544

ASMT: 549145019, APN: 549145019 KATHRYN DAVIDSON, ETAL 44568 OLIVE AVE

ASMT: 549146019, APN: 549146019 JENNIFER WHEELER, ETAL 3696 ANCHORAGE HEMET CA 92545





ASMT: 549151004, APN: 549151004

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ASMT: 549151006, APN: 549151006 LEANORA ASHWORTH, ETAL 44030 C ST HEMET, CA. 92544

ASMT: 549152005, APN: 549152005 JULIA CURIEL, ETAL 5639 LEMP AVE NORTH HOLLYWOOD CA 91601

ASMT: 549151007, APN: 549151007 CORA PFAFF, ETAL 44040 C ST HEMET, CA. 92544

ASMT: 549152006, APN: 549152006 JULIA CURIEL, ETAL 901 E MORTON PL STE 1 HEMET CA 92543

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ASMT: 549152008, APN: 549152008 MIRIAM ARROYO 44143 B ST HEMET, CA. 92544

ASMT: 549151010, APN: 549151010 PAT MIAH 25630 FAIRVIEW AVE HEMET, CA. 92544

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ASMT: 549152010, APN: 549152010 LORENA DEJESUS, ETAL 337 SAN JACINTO HEMET CA 92543

ASMT: 549152030, APN: 549152030 MARIA ALVAREZ, ETAL 281 N COLUMBIA ST HEMET CA 92544

ASMT: 549152011, APN: 549152011 ROSEMARIE HAYES, ETAL 41420 LA MISSION HEMET CA 92544

ASMT: 549152039, APN: 549152039 NATALIA EYLER, ETAL 44160 STATE HIGHWAY 74 HEMET CA 92544

ASMT: 549152012, APN: 549152012 GUADALUPE SIERRA 25453 WANDA LN HEMET CA 92544 ASMT: 549152044, APN: 549152044 GUADENCIO PEREZ 44076 FLORIDA AVE HEMET, CA. 92544

ASMT: 549152016, APN: 549152016 KILEY GOFF, ETAL 44206 C ST HEMET, CA. 92545 ASMT: 549152045, APN: 549152045 JONATHAN HERNANDEZ 44070 FLORIDA AVE HEMET, CA. 92544

ASMT: 549152025, APN: 549152025 DONNA MAYER 1192 BEACON HILL SAN MARCOS CA 92078

ASMT: 549152046, APN: 549152046 JENA HUMMEL 814 S MIRAMAR AVE SAN JACINTO CA 92583

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ASMT: 549152047, APN: 549152047 EVA CARDENAS, ETAL 44086 HIGHWAY 74 HEMET, CA. 92544

ASMT: 549152029, APN: 549152029 GLORIA BUCKLEY 44135 C ST HEMET, CA. 92544

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P O BOX 1323 HEMET CA 92546 ASMT: 549152065, APN: 549152065 ELIA LEMUS 104 GARDENSIDE CT FALLBROOK CA 92028

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ASMT: 549152059, APN: 549152059

CRAIG JACKSON 44130 FLORIDA AVE HEMET, CA. 92544 ASMT: 549152074, APN: 549152074 HERBERT SKERBELIS C/O HERBERT SKERBELIS 5546 SKYLOFT DR RIVERSIDE CA 92509

ASMT: 549152062, APN: 549152062

BELINDA DAVILA 44125 C ST HEMET, CA. 92544 ASMT: 549152075, APN: 549152075 JOAN UTTERBACK, ETAL 25934 VIEW LN HEMET CA 92544

ASMT: 549152063, APN: 549152063 SUSAN MCCONNAUGHY, ETAL

44093 C STREET HEMET CA 92544 ASMT: 549152082, APN: 549152082 BARBARA LA RUE, ETAL 55 PEPPERWOOD DR CHICO CA 95973

ASMT: 549152064, APN: 549152064

MARCOS BETANCOURT 44120 FLORIDA AVE HEMET, CA. 92544 ASMT: 549152083, APN: 549152083 JENNIFER LORTZ, ETAL 520 CHARMIN CIR HEMET CA 92544





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ASMT: 549153019, APN: 549153019 SHER CAMPBELL 49800 HIGHWAY 174 HEMET CA 92544

ASMT: 549152087, APN: 549152087 ISLAMIC SOCIETY OF HEMET 27310 STONEHENGE CIR HEMET CA 92544

ASMT: 549153020, APN: 549153020 EVENT ADVERTISING INC 2900 ADAMS CT NO C120 RIVERSIDE CA 92504

ASMT: 549152088, APN: 549152088 ROALD JACOBSEN 4300 LICHAU RD PENNGROVE CA 94951 ASMT: 549153021, APN: 549153021 HEMET AUTO CENTER LEASING INC 140 E STETSON AVE NO 318 HEMET CA 92543

ASMT: 549152090, APN: 549152090 MANUEL INOSTROZA 25694 4TH ST HEMET, CA. 92544

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ASMT: 549152091, APN: 549152091 CHRISTY GARCIA, ETAL 25696 4TH ST HEMET, CA. 92544

ASMT: 549161012, APN: 549161012 THERESA JONES 43857 D ST HEMET, CA. 92544

ASMT: 549152093, APN: 549152093 JOHN RANDALL, ETAL 44096 C ST HEMET, CA. 92544

ASMT: 549161013, APN: 549161013 SUSAN KELLEY, ETAL 27260 BIG SPRINGS RANCH RD HEMET CA 92544





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ASMT: 549162027, APN: 549162027 MICHEAL DURON P O BOX 3439 IDYLLWILD CA 92549

ASMT: 549161015, APN: 549161015 CONSUELO VALDEZ 43901 D ST HEMET, CA. 92544

ASMT: 549162028, APN: 549162028 REBECCA QUINTANA 25815 6TH ST HEMET, CA. 92544

ASMT: 549161016, APN: 549161016 KATHLEEN SNOW, ETAL 748 VISTA DE LOMA HEMET CA 92543 ASMT: 549162029, APN: 549162029 VISTA POLK, ETAL 43830 D ST HEMET, CA. 92543

ASMT: 549161017, APN: 549161017 MAURICIO RAMIREZ 25831 5TH ST HEMET, CA. 92544

ASMT: 549162030, APN: 549162030 VISTA POLK, ETAL 25830 7TH ST HEMET CA 92544

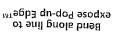
ASMT: 549161021, APN: 549161021 MELANIE STRATTON, ETAL 2289 E LINCOLN REEDLEY CA 93654

ASMT: 549163001, APN: 549163001 DARYL WOODS 38225 BUNNY LN MOUNTAIN CENTER CA 92561

ASMT: 549161037, APN: 549161037 WARREN BARRIER P O BOX 5361 HEMET CA 92544

ASMT: 549163002, APN: 549163002 MARK MARSHALL 43891 FLORIDA AVE HEMET, CA. 92544

ASMT: 549162013, APN: 549162013 CHERYL MORGAN, ETAL 873 E AGAPE AVE SAN JACINTO CA 92583 ASMT: 549163003, APN: 549163003 VLAD HIKIN 12330 OSBORNE ST NO 76 PACOIMA CA 91331







ASMT: 549163004, APN: 549163004

ROSEMARY PETERSON 5516 SYLVIA LN NAMPA ID 83687 ASMT: 549164012, APN: 549164012 LYNDA LICALZI

LYNDA LICALZI 43950 D ST HEMET, CA. 92544

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ASMT: 549163005, APN: 549163005

VIRGINIA UNLAND, ETAL 25801 5TH ST

25801 5TH ST HEMET, CA. 92544 ASMT: 549164014, APN: 549164014

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ASMT: 549163007, APN: 549163007

DEBORA LEUER, ETAL 316 E BLAINE ST RIVERSIDE CA 92507 ASMT: 549164015, APN: 549164015

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HEMET, CA. 92544

ASMT: 549163008, APN: 549163008

JUAN HURTADO 21063 WEBSTER AVE PERRIS CA 92570 ASMT: 549165001, APN: 549165001

SUSAN KELLEY, ETAL

27260 BIG SPRING RANCH RD

HEMET CA 92544

ASMT: 549163009, APN: 549163009

HERLINDA MARTINEZ, ETAL 25800 6TH ST

25800 6TH ST HEMET, CA. 92544 ASMT: 549165002, APN: 549165002

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HEMET, CA. 92544

ASMT: 549164001, APN: 549164001

MARTHA LUNDY 43941 S FLORIDA AVE HEMET CA 92544 ASMT: 549165005, APN: 549165005

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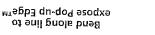
25835 FAIRVIEW AVE HEMET, CA. 92544

ASMT: 549164002, APN: 549164002

MARTHA LUNDY 43941 E FLORIDA AVE HEMET, CA. 92544 ASMT: 549165006, APN: 549165006

GLENN PRAISS 43996 E ST

HEMET, CA. 92544







ASMT: 549165008, APN: 549165008

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43980 E ST

HEMET, CA. 92544

ASMT: 549171012, APN: 549171012

NORMA HURST, ETAL 30065 MORSE RD HEMET CA 92544

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ASMT: 549165009, APN: 549165009

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43970 E ST

HEMET, CA. 92544

ASMT: 549171013, APN: 549171013

GABRIELA GHERIR, ETAL 26417 CLYDESDALE LN

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ASMT: 549165010, APN: 549165010

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43950 E ST

HEMET, CA. 92544

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ASMT: 549172002, APN: 549172002

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44025 D ST

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ASMT: 549171007, APN: 549171007

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ASMT: 549172003, APN: 549172003

BEATRIZ TOLEDO, ETAL

44033 D ST

HEMET, CA. 92544

ASMT: 549171009, APN: 549171009

JEANNE KING, ETAL 8872 UNDERWOOD AVE CALIFORNIA CITY CA 93505 ASMT: 549172004, APN: 549172004

KARYN CLOUS, ETAL 8789 MENKAR RD

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ASMT: 549171011, APN: 549171011

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10121 CORKWOOD AVE SANTEE CA 92071







ASMT: 549172006, APN: 549172006

CHARLES SHEPHERD 640 N CAWSTON HEMET CA 92544 ASMT: 549173001, APN: 549173001 LINDA SHEPHERD, ETAL

25842 4TH ST HEMET, CA. 92544

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BENNETT VISSER 44056 E ST

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ASMT: 549173002, APN: 549173002

REGINA KERR, ETAL P O BOX 1060

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ASMT: 549172009, APN: 549172009

BRYAN WISHON, ETAL 330 LORI ANN LN SAN JACINTO CA 92582 ASMT: 549173003, APN: 549173003 LAVONNE RIGGERT

44099 D ST

HEMET, CA. 92544

ASMT: 549172011, APN: 549172011

DEBRA SCHEMBRI P O BOX 5322 HEMET CA 92544 ASMT: 549173004, APN: 549173004

CARMEN MENDOZA, ETAL 3489 CORNADO AVE HEMET CA 92545

ASMT: 549172012, APN: 549172012

ELLEN SCHEMBRI 44044 E ST HEMET, CA. 92544 ASMT: 549173005, APN: 549173005

ADRIAN BOHORQUEZ, ETAL

44113 D ST

HEMET, CA. 92544

ASMT: 549172013, APN: 549172013

STARLITE MGMT VI INC 25880 FAIRVIEW ST HEMET, CA. 92544 ASMT: 549173006, APN: 549173006

PLACIDO VILLA, ETAL

44119 D ST

HEMET, CA. 92544

ASMT: 549172014, APN: 549172014

YVONNE MUCHMORE 25888 FAIRVIEW ST HEMET, CA. 92544 ASMT: 549173007, APN: 549173007

PAULINE JUSZCZAK

44129 D ST

HEMET, CA. 92544







ASMT: 549173008, APN: 549173008

ALAN BLOSS 818 EL CAMINITO FALLBROOK CA 92028 ASMT: 549173024, APN: 549173024 PATRICK HARTIGAN, ETAL

25861 2ND ST HEMET, CA. 92544

ASMT: 549173009, APN: 549173009

ROBERT CAMPBELLN 49800 HIGHWAY 74 HEMET CA 92544 ASMT: 549173026, APN: 549173026

LETICIA MEJIA 43573 HOLDER AVE HEMET CA 92544

ASMT: 549173010, APN: 549173010

BIRGIT HUGHES 25831 2ND ST HEMET, CA. 92544 ASMT: 549173027, APN: 549173027

BIRGIT HUGHES 44140 E ST HEMET, CA. 92544

ASMT: 549173011, APN: 549173011

TANGIE MILLER, ETAL 25839 2ND ST HEMET, CA. 92544 ASMT: 549173028, APN: 549173028 GORDON CORNELIUS, ETAL

44130 E ST

HEMET, CA. 92544

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RYAN HARTIGAN, ETAL 25834 2ND ST HEMET, CA. 92544 ASMT: 549173029, APN: 549173029

RUTH RAY 44122 E ST HEMET CA 93

HEMET, CA. 92544

ASMT: 549173021, APN: 549173021

GEOFFREY PEARSON, ETAL

25860 2ND ST HEMET, CA. 92544 ASMT: 549173030, APN: 549173030

B HERWIG, ETAL 28834 ALPIN VIEW CT HIGHLAND CA 92346

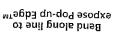
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ELOISE HERNANDEZ 4037 BLAIR ST

CORONA CA 92879

ASMT: 549173031, APN: 549173031

RANDALL HOWARD P O BOX 3312 HEMET CA 92546







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320 W G ST STE 103

ONTARIO CA 91762

ASMT: 549180003, APN: 549180003 SEIFERT NORMA LIVING TRUST

C/O NORMA SEIFERT 43180 SAN MARCOS PL HEMET CA 92544

ASMT: 549180004, APN: 549180004

DONALD FENAROLI, ETAL 23663 PEPPERLEAF ST MURRIETA CA 92562

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THOMAS KEEN 44114 D ST

HEMET, CA. 92544







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EL MONTE CA 91732

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JUSTIN BROYLES, ETAL C/O JUSTIN BROYLES 44130 D ST HEMET, CA. 92544 ASMT: 549193003, APN: 549193003

GREGORY PIETROPAOLO

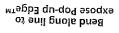
25928 5TH ST HEMET, CA. 92544

ASMT: 549180056, APN: 549180056

MEI WU, ETAL 365 ORIENTE ST DALY CITY CA 94014 ASMT: 549193008, APN: 549193008

ETHEL PARRISH, ETAL 25929 FAIRVIEW AVE HEMET, CA. 92544









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ASMT: 549200025, APN: 549200025 ERICA MARQUEZ, ETAL 44114 ACACIA AVE HEMET, CA. 92544

ASMT: 549200030, APN: 549200030 3T PROP P O BOX 245 HEMET CA 92545

ASMT: 549200031, APN: 549200031 ALMA LOPEZ, ETAL 25908 FAIRVIEW AVE HEMET, CA. 92544

ASMT: 549200032, APN: 549200032 BANK OF AMERICA P O BOX 9000 GETZVILLE NY 14068

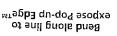
ASMT: 549200036, APN: 549200036 JOHN WARDEN, ETAL C/O AMY K WARDEN 600 E OCEAN BLV NO 804 LONG BEACH CA 93401 ASMT: 549200041, APN: 549200041 R PRIEST 44059 E ST HEMET, CA. 92544

ASMT: 549200042, APN: 549200042 HERMINIA HERNANDEZ C/O THOMAS L COUNCILMAN 44047 E ST HEMET, CA. 92544

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ASMT: 549200059, APN: 549200059 DONNA VICKERY 8918 HUNTER PASS ALPINE CA 91901

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3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
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ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Owner: Hemet Auto Center Leasing, Inc. 990 W. Florida Ave Hemet, CA 92543



PLANNING DEPARTMENT

Carolyn Syms Luna Director

TO: ☐ Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk	FROM: Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409	38686 El Cerrito Road Palm Desert, California 92211			
SUBJECT: Filing of Notice of Determination in compliance w	vith Section 21152 of the California Public Resources Co	de.			
Conditional Use Permit No.03695 Project Title/Case Numbers					
H. P. Kang County Contact Person	951-955-1888 Phone Number				
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)					
<u>Dolgen California, LLC</u> Project Applicant	100 Mission Ridge, Goodlettsville, TN 37072 Address				
Northerly of Florida Avenue, easterly of Fairview Avenue and Project Location	westerly of 4th Street.				
The applicant, Dolgen California, LLC, proposes to add off-sit for a Dollar General store with 46 parking spaces on an approfit. building and 46 parking lots and found to be exempt under Project Description	OXIMATELY one (1) acre lot. The prior approval of DD2353	9,100 square feet commercial retail building 35R1 analyzed the impacts of the 9,100 sq.			
This is to advise that the Riverside County <u>Plann</u> , and has made the following det	ing Commission, as the lead agency, has approterminations regarding that project:	oved the above-referenced project on			
 The project WILL NOT have a significant effect on the er A finding that nothing further is required was prepared for Mitigation measures WERE NOT made a condition of the A Mitigation Monitoring and Reporting Plan/Program WA A statement of Overriding Considerations WAS NOT add 	or the project pursuant to the provisions of the California E e approval of the project. S NOT adopted.	Environmental Quality Act (\$50.00).			
This is to certify that the Earlier Exemption, with comments, Planning Department, 4080 Lemon Street, 12th Floor, Riversi	de, CA 92501.	to the general public at: Riverside County			
Signature	Title	Date			
Date Received for Filing and Posting at OPR:					
DM/hk Revised 8/25/2009 Y:\Planning Master Forms\CEQA Forms\NOD Form.doc					
Please charge deposit fee case#: ZEA ZCFG F	OR COUNTY CLERK'S USE ONLY				

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

N* REPRINTED * R1307067

4080 Lemon Street

(951) 955-3200

Second Floor Riverside, CA 92502 39493 Los Alamos Road

Suite A

Murrieta, CA 92563

38686 El Cerrito Rd Indio, CA 92211 (760) 863-8271

(951) 694-5242

Received from: DOLGEN CALIFORNIA LLC 113575

\$50.00

paid by: CK 4330252

CFG FOR EA42612

paid towards: CFG05988 CALIF FISH & GAME: DOC FEE

at parcel: 25720 FAIRVIEW AVE HEM

appl type: CFG3

Jul 29, 2013 14:59 BNTHOMAR posting date Jul 29, 2013 ******************************* *******************************

Account Code 658353120100208100 Description

CF&G TRUST: RECORD FEES

Amount \$50.00

Overpayments of less than \$5.00 will not be refunded!