RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSIONERS 2014

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Interim Planning Director
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Deputy County Counsel

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9:00 A.M. **SEPTEMBER 17, 2014**

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •

RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOAD CHAMBERS
4080 LEMON STREET
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 you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25311** – Applicant: AT&T – Fourth/Fourth Supervisorial District – Location: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42 – 1.14 Acres – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on August 11, 2014 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

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. 1140** – Applicant: Peter Pitassi – First/First Supervisorial District – Location: On the northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.30 Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Legislative)

2.2 **GENERAL PLAN AMENDMENT NO. 1134** – Applicant: Jeff Weber – Representative: Bonadiman & Associates – Fifth/Fifth Supervisorial District – Whitewater Zoning Area – The Pass Area Plan: Rural: Rural Residential and Rural: Rural Desert – Location: Northerly of Seminole Drive, easterly of Deep Creek Road, westerly of Rushmore Avenue – 407.6 Gross Acres – Zoning: Controlled Development Areas - 5 acre minimum – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation level Amendment to amend the Riverside County General Plan Land Use Element from Rural: Rural Residential and Rural: Rural Desert to Rural: Rural Residential and Community Development: Light Industrial (0.25 – 0.60 floor area ratio) on 407.6 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

3.0 PUBLIC HEARING – CONTINUED ITEMS**: 9:00 a.m.** or as soon as possible thereafter:

3.1 **GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818** – Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Road and southerly of Keller Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P). Continued from July 16, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

NO STAFF REPORT AVAILABLE

3.2 **SURFACE MINING PERMIT NO. 102, SUSPENSION OF MINING PERMIT** – Mine Operator: Double D Mining, LLC – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – Location: 25 Miles north of Blythe, 10 Miles west of Midland Road, 15 Miles south of State Hwy. 62 – 400 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Planning Commission to review and consider the findings prepared for the suspension of Surface Mining Permit No. 102 associated with the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555. Related Cases: None. Continued from August 20, 2014. Project Manager: David Jones at (951) 955-6863 or email dljones@rctlma.org. (Quasi-judicial) **(Public Hearing Closed on August 20, 2014)**.

3.3 **CHANGE OF ZONE NO. 7826** – CEQA Exempt - Applicant: County of Riverside – All Supervisorial Districts - Location: Countywide – **REQUEST:** The change of zone proposes the following amendments to Riverside County Ordinance No. 348: (1) amend Section 18.18 (Detached Accessory Buildings) to modify development standards and the review process for detached accessory buildings; (2) amend Section 18.28 (Conditional Use Permits), Section 18.28a (Second Unit Permits), Section 18.29 (Public Use Permits) and Section 18.30 (Plot Plans) to modify the time period to use an approved permit and other minor changes to the sections; and (3) amend Section 19.43 (Modifications to Approved Permits)

to modify the approval process for on-site advertising structures and signs. Continued from August 20, 2014. Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)

3.4 **PLOT PLAN NO. 14522 REVISED PERMIT NO.1** – CEQA Exempt - Appellant: World's Biggest Cabazon Dinosaurs - Applicant: World's Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth/Fifth Supervisorial District - Location: Northwest corner of Seminole Drive and Deep Creek Road – Zoning: Scenic Highway Commercial - **REQUEST:** An appeal by the applicant concerning the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522, a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq. ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres. Continued from August 20, 2014. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

4.0 PUBLIC HEARING - NEW ITEMS**: 9:00 a.m.** or as soon as possible thereafter:

4.1 **TENTATIVE TRACT MAP NO. 36536** – No New Environmental Documents Required - Applicant: CV Communities, LLC - Engineer/Representative: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone - **REQUEST:** The Project is a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin lot and four lettered open space lots. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

4.2 **GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739** – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) – Location: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area – 53.94 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This 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 Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) within the Highway 79 Policy Area to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The Change of Zone proposes to change the zoning for the subject site from Light Agriculture - 5 Acre Minimum (A-1-5) to Planned Residential (R-4). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

4.3 **CHANGE OF ZONE NO. 7789 and TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Stone Star Riverside, LLC – Engineer/Representative: WJ McKeever, Inc. – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre) – Location: Northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79 – 39.83 Gross Acres – Zoning: One Family Dwellings (R-1) - **REQUEST:** The Change of Zone proposes to change the project site's zoning from One Family Dwelling (R-1) to Planned Residential (R-4). Tentative Tract Map No. 32394, Revised Map No. 1 proposes to revise TR32394, a Schedule A subdivision of 39.83 acres into 127 residential lots, previously approved in 2006, by increasing the number of lots to 166 residential lots, removing the requirement to participate in a CFD, adding two basins, and adding additional drainage/open space features onsite and offsite. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

4.4 **SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643** - Consider an Addendum to an EIR – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The Specific Plan Amendment proposes to maintain the maximum unit count of 1,443 as previously approved for the Specific Plan, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. Tentative Tract Map No. 36643 proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. Change of Zone No. 7807 proposes to do two tasks: 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

4.5 **CHANGE OF ZONE NO. 7813, CONDITIONAL USE PERMIT NO. 3698, PUBLIC USE PERMIT NO. 921, ORDINANCE NO. 664.56, DEVELOPMENT AGREEMENT NO. 80** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Ecos Energy, LLC – Engineer/Representative: Brad Wilson – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 16.43 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** Change of Zone No. 7813 proposes to change the existing zoning of the 10 acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D). Conditional Use Permit No. 3698 proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel. Public Use Permit No. 921 proposes to connect a 1.25 MW Photovoltaic Solar Power Plant (CUP 3698) to the power grid. The power connection leaves the Solar Power Plant site and will be underground through parcels 3 and 2 of Tentative Parcel Map No. 36611, and emerges on the southeast corner of parcel 2, at which time the conduit connects to the utility pad located on parcel 2 which will be owned and operated by Southern California Edison (SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge and connect to existing power poles on the eastern side of Grand Avenue. The underground conduit to be installed by the applicant will also require an encroachment permit from the County and may also require an easement from the County. The applicant has also proposed to enter into a Development Agreement (DA No. 80) with the County for the Project consistent with the County's solar power plant program. DA No. 80 has a term of thirty years and will grant the applicant vesting rights to Develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.56 incorporates by reference and adopts DA No. 80 consistent with Government Code Section 65867.5. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.6 **CONDITIONAL USE PERMIT NO. 3683** – CEQA Exempt – Applicant: Kanaiyalala A. Patel – Representative: Hector Moreno – Fifth/Fifth Supervisorial District - Location: Southwest corner of Reservoir Avenue and Hansen Avenue – Zoning: Scenic Highway Commercial - **REQUEST:** To permit an existing 3,270 sq. ft. liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

4.7 **CHANGE OF ZONE NO. 7846** - No New Environmental Documentation is Required – Applicant: Claudette Poole – Engineer/Representative: Chance Bainum – First/First Supervisorial District - El Cariso Zoning District - Elsinore Area Plan: Rural Residential (R: RR) (5 acres min.) – Location: North of

Calle De Los Pinos, south of Calle Cordoniz, east of El Cariso Rd., and west of Ortega Highway (Highway 74) - 0.5 Acres - Zoning: General Commercial (C-1/C-P) Zone - **REQUEST:** Change of Zone to Residential Agricultural (R-A) Zone. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org. (Legislative)

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 1.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth/Fourth
Project Planner: Damaris Abraham
Planning Commission: September 17, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 11, 2014.

The Planning Department staff recommended APPROVAL; and,
THE PLANNING DIRECTOR:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577,** 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,

APPROVED PLOT PLAN NO. 25311, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da

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Date Revised: 08/22/14

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth/Fourth
Project Planner: Damaris Abraham
Director's Hearing: August 11, 2014
Continued from: July 14, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ADDENDUM STAFF REPORT

Since the writing of the staff report:

1. One letter and five emails in opposition of the project raising health concerns, property value, and visual impact were received from:
    a. Peter and Laura Lynn Gregor
    b. Robert Goldhammer dated August 3, 2014
    c. Douglas and Tammy Fox dated August 1, 2014
    d. Vicki Burdeaux dated July 31, 2014
    e. Vanessa Piazza dated August 4, 2014
    f. Louis Zaltzman dated August 7, 2014

    Staff has reviewed these letters and has determined that the concerns raised in these letters have already been addressed as outlined in the staff report.

2. The applicant has submitted revised exhibits and photo simulations showing the installation of one additional palm tree at the project entrance. Conditions of Approval 10.EVERY.1, 10.EVERY.3, and 80.PLANNING.1 have been modified to reflect this change.

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth/Fourth
Project Planner: Damaris Abraham
Director's Hearing: August 11, 2014
Continued from: July 14, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

FURTHER PLANNING CONSIDERATIONS: August 11, 2014

At the July 14, 2014 Director's Hearing, testimony was taken from neighbors in opposition of the project. The concerns raised by the neighbors included health concerns, the noise generated from the facility, the visual impact of the facility as viewed from their property, and the potential decline this may cause to their property value. The project was continued to the August 11, 2014 Director's Hearing to allow the applicant and staff to consider the concerns received from the neighbors.

In order to address noise produced by the facility (especially the air-conditioning units and the generator), the applicant had submitted an environmental Noise Assessment, prepared by EBI Consulting dated July 30, 2013 that evaluated the air-conditioning units and the generator noise impacts at the nearby residential uses. The report was reviewed by the Department of Environmental Health, Office of Industrial Hygiene and was found to be adequate. The report indicated that the generator is to be placed in an enclosed equipment structure and the air-conditioning units will be next to an existing perimeter wall that will provide sufficient noise attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. In addition, standard conditions of approval (10.PLANNING.17 and 10.E HEALTH.3) have already been added to ensure that these standards are maintained throughout the life of the project.

In order to address the aesthetic impact of the facility, the project has already proposed the planting of 2 live palm trees adjacent to the proposed monopalm. In addition, the applicant is also proposing to plant additional live palm trees at the entrance of the property and at equipment area in order to provide additional screening and minimize the visual impact of the facility upon the neighboring properties.

In addition, staff has received a letter from the Pathfinder Community of Risen Christ church in opposition of the project raising concerns about the parking spaces at the project site. Staff has analyzed issues raised in the letter. Although the project is proposing to remove three parking spaces, the project is proposing to replace those parking spaces by providing three carpool spaces as shown on

Sheet 3 of Exhibit A, dated 7/14/14, so that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use:	Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)
2. Surrounding General Plan Land Use:	Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west
3. Existing Zoning:	One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000)
4. Surrounding Zoning:	One Family Dwellings (R-1) to the north One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east Scenic Highway Commercial (C-P-S) to the west
5. Existing Land Use:	Church
6. Surrounding Land Use:	Single family residences to the north, south and, east Commercial retail center to the west
7. Project Data:	Total Acreage: 1.14 Lease Area: 1,225 Square Feet
8. Environmental Concerns:	See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577**, 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,

APPROVAL of **PLOT PLAN NO. 25311**, 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 Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the Western Coachella Valley Area Plan which allows for development of single family detached and attached residential dwelling units. Limited agriculture and animal keeping is 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, commercial uses, and the traveling public in the area.

3. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.

4. The zoning for the subject site is One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000).

5. The proposed use, a wireless communication facility disguised as a 50 foot high palm tree, is a permitted use in the R-1-12000 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).

6. According to Section 19.404.a of Ordinance No. 348, the R-1-12000 zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 100 ft. (200% of facility height) from the nearest habitable dwelling. The project, as designed and conditioned and based on the findings herein, complies with the development standards for Area Disturbance, Fencing and Walls, Height Limitations, Impacts, Landscaping, Lighting, Noise, Parking, Paved Access, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).

7. Although the project is proposing to remove three parking spaces, this will not result in the Church being under parked as it was determined that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.

8. The project meets the requirements for approval per Section 19.404.c. of Ordinance No. 348. The facility is designed and sited so that it is minimally visually intrusive as project has been designed to be disguised as a palm tree and live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. The supporting equipment is proposed to be located within an equipment shelter that is architecturally compatible with an existing trash enclosure located adjacent to the proposed equipment shelter. The project

meets the location and development standards set forth in Section 19.410 of Ordinance No. 348 as provided in findings 6 and 7 above. In addition, the project has gone through the review process to ensure that the project meets the processing requirements set forth in Ordinance No. 348, Article XIXg and the requirements for approval set forth in Section 18.30 of Ordinance No. 348.

9. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.

10. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

11. Environmental Assessment No. 42577 identified the following potentially significant impacts:

    a. Aesthetics

    This listed impact will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

12. Section 704(a) of the Telecommunications Act of 1996 expressly preempts state and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions. The applicant has indicated that AT&T Mobility is licensed by FCC and the RF radiation emissions are in compliance with the FCC standards.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units 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 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.

INFORMATIONAL ITEMS:

1. As of this writing, a letter from Pathfinder Community of the Risen Christ in opposition of the project was received.

2. The project site is not located within:
   a. A Fault Zone;
   b. A Flood Zone;
   c. A County Service Area;
   d. A High Fire area; or,
   e. The Stephens Kangaroo Rat Fee Area.

3. The project site is located within:
   a. An area susceptible to subsidence;
   b. An area with moderate liquefaction potential;
   c. The City of Palm Desert Sphere of Influence;
   d. The Bermuda Dunes Airport Influence Area;
   b. The boundaries of the Desert Sands Unified School District; and,
   c. The boundaries of the Bermuda Dunes Community Council.

4. The Bermuda Dunes Community Council has reviewed this project and recommended approval on November 14, 2013.

5. The subject site is currently designated as Assessor's Parcel Number 609-500-001.

DA:da
Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.Staff Report.8.11.14 DH.docx
Date Prepared: 03/20/13
Date Revised: 07/23/14

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth/Fourth
Project Planner: Damaris Abraham
Director's Hearing: July 14, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use:	Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)
2. Surrounding General Plan Land Use:	Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west
3. Existing Zoning:	One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000)
4. Surrounding Zoning:	One Family Dwellings (R-1) to the north One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east Scenic Highway Commercial (C-P-S) to the west
5. Existing Land Use:	Church

6. Surrounding Land Use:	Single family residences to the north, south and, east Commercial retail center to the west
7. Project Data:	Total Acreage: 1.14 Lease Area: 1,225 Square Feet
8. Environmental Concerns:	See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577**, 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,

APPROVAL of **PLOT PLAN NO. 25311**, 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 Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the Western Coachella Valley Area Plan which allows for development of single family detached and attached residential dwelling units. Limited agriculture and animal keeping is 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, commercial uses, and the traveling public in the area.

3. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.

4. The zoning for the subject site is One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000).

5. The proposed use, a wireless communication facility disguised as a 50 foot high palm tree, is a permitted use in the R-1-12000 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).

6. According to Section 19.404.a of Ordinance No. 348, the R-1-12000 zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 100 ft. (200% of

facility height) from the nearest habitable dwelling. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).

7. Although the project is proposing to remove three parking spaces, this will not result in the Church being under parked as it was determined that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.

8. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.

9. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

10. Environmental Assessment No. 42577 identified the following potentially significant impacts:

    a. Aesthetics

    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 Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units 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 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.

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 Fault Zone;
    b. A Flood Zone;

c. A County Service Area;
d. A High Fire area; or,
e. The Stephens Kangaroo Rat Fee Area.

3. The project site is located within:
   a. An area susceptible to subsidence;
   b. An area with moderate liquefaction potential;
   c. The City of Palm Desert Sphere of Influence;
   d. The Bermuda Dunes Airport Influence Area;
   b. The boundaries of the Desert Sands Unified School District; and,
   c. The boundaries of the Bermuda Dunes Community Council.

4. The Bermuda Dunes Community Council has reviewed this project and recommended approval on November 14, 2013.

5. The subject site is currently designated as Assessor's Parcel Number 609-500-001.

DA:da
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Date Prepared: 03/20/13
Date Revised: 06/12/14

PP25311

Selected parcel(s):
609-500-001

LEGEND

SELECTED PARCEL
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.

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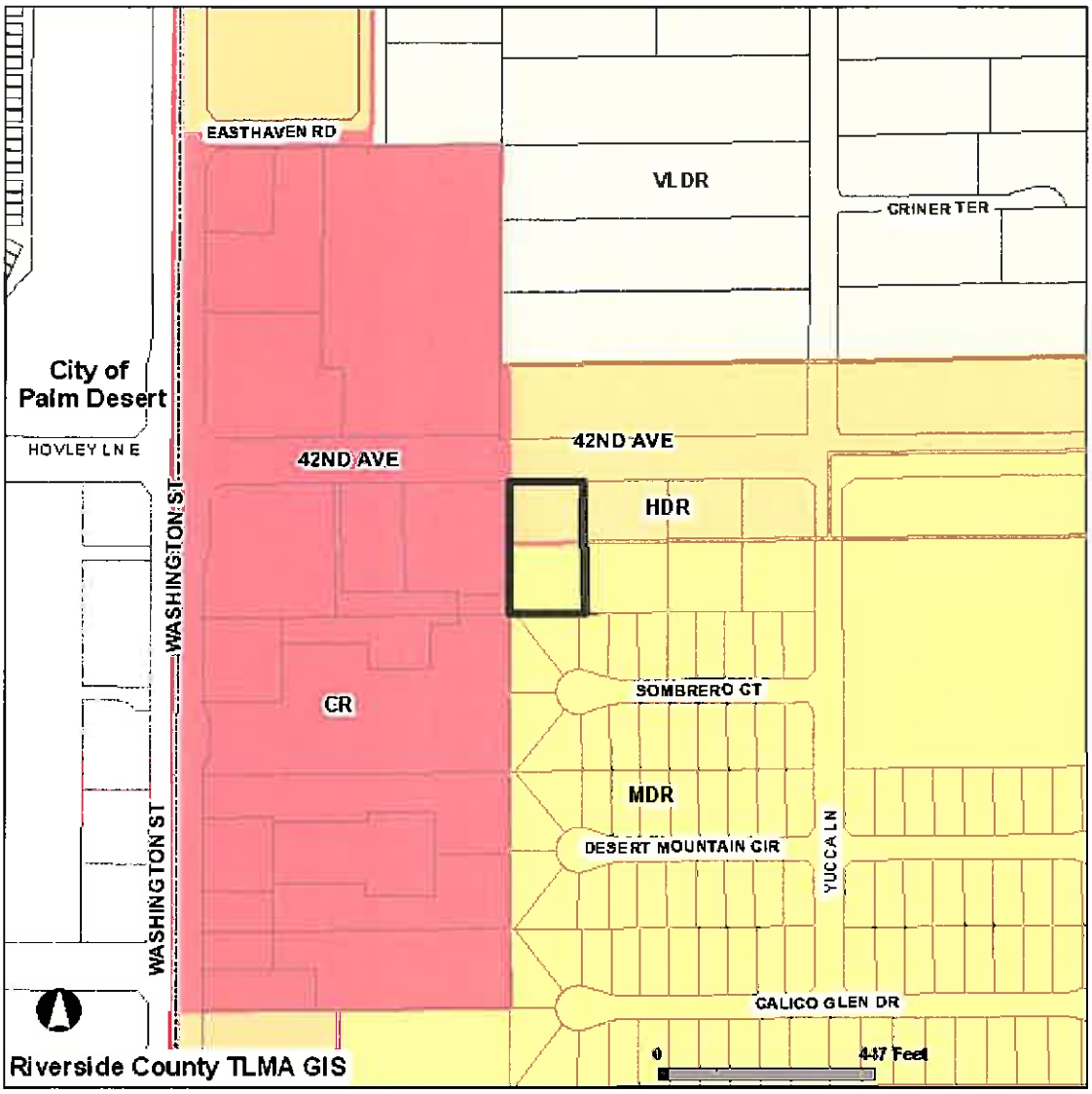
Version 131127

PP25311



Selected parcel(s):
609-500-001

LAND USE

- SELECTED PARCEL
- PARCELS
- VLDR - VERY LOW DENSITY RESIDENTIAL
- INTERSTATES
- CR - COMMERCIAL RETAIL
- HIGHWAYS
- HDR - HIGH DENSITY RESIDENTIAL
- CITY
- MDR - MEDIUM DENSITY RESIDENTIAL

IMPORTANT
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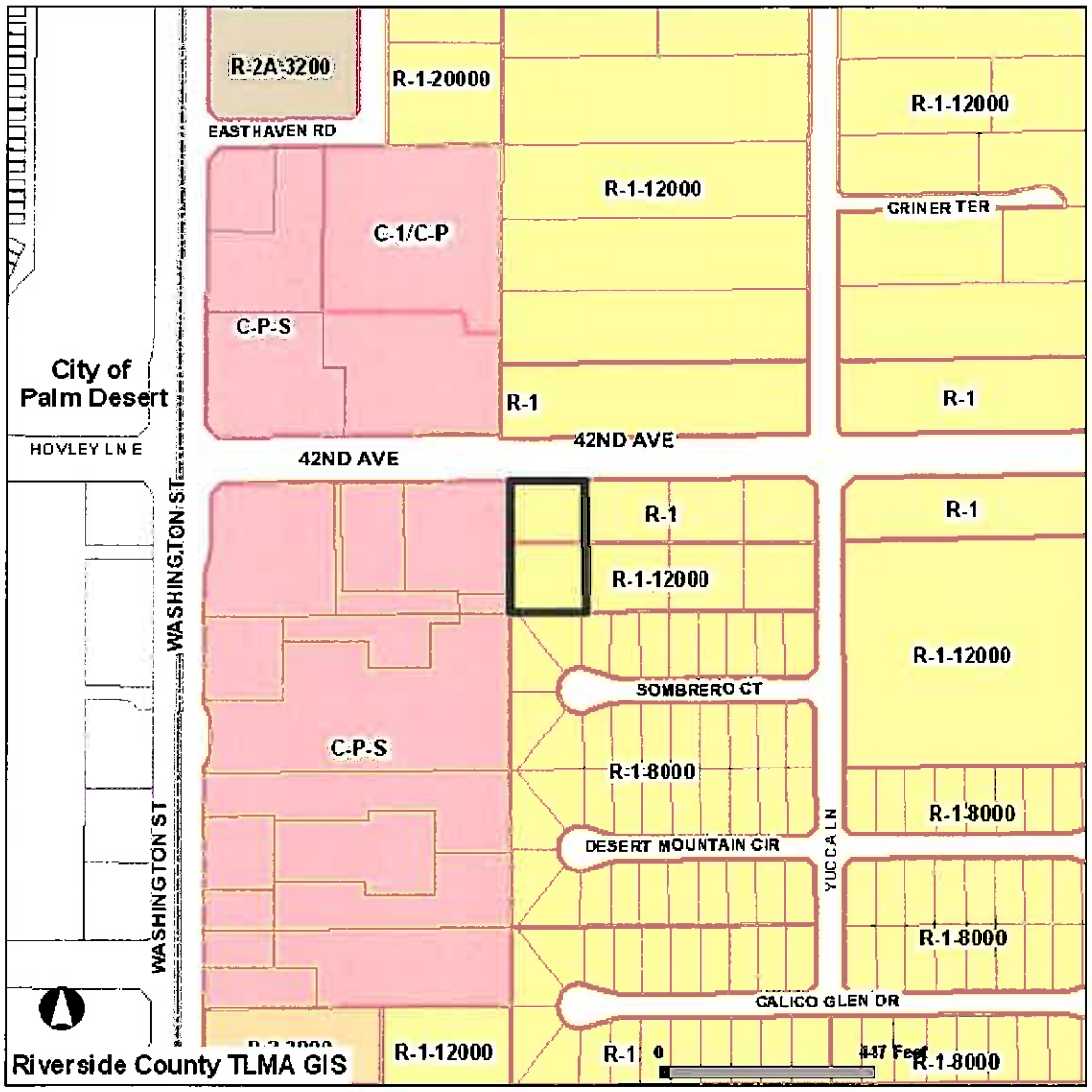
PP25311



Selected parcel(s):
609-500-001

ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	C-1/C-P, C-P-S	R-1, R-1-12000, R-1-20000, R-1-8000
R-2A-3200	R-3-2000		

IMPORTANT
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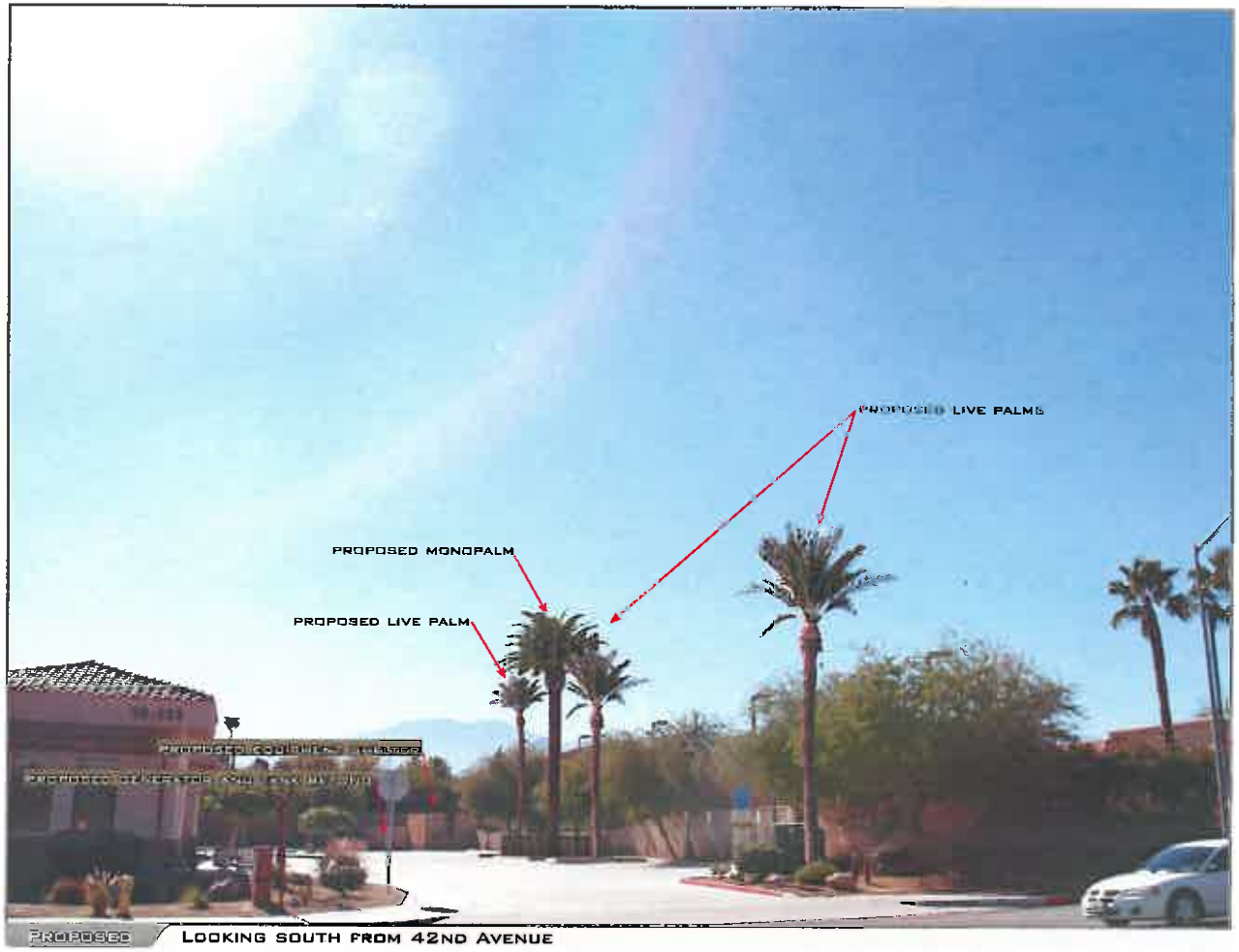
Version 131127

RS0396

Palm Desert Church of Christ

78135 Avenue 42 Bermuda Dunes CA 92203

ARTISTIC engineering
AEsims.com
877.9AE.sims



LOOKING SOUTH FROM 42ND AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

RS0396

Palm Desert Church of Christ

78135 Avenue 42 Bermuda Dunes CA 92203

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 2

LOOKING NORTHEAST FROM ADJACENT PARKING LOT

Accuracy of photo simulation based upon information provided by project applicant.

RS0396

Palm Desert Church of Christ

78135 Avenue 42 Bermuda Dunes CA 92203

ARTISTIC engineering
AEsims.com
877.9AE.sims

View A

Looking Northwest from Sombrero Court

Accuracy of photo simulation based upon information provided by project applicant.

RS0396

Palm Desert Church of Christ

78135 Avenue 42 Bermuda Dunes CA 92203

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 4

LOOKING WEST FROM PARKING LOT

Accuracy of photo simulation based upon information provided by project applicant.

NOTE:
1. CONTRACTOR SHALL PERFORM ALL WORK ON PAINTED SURFACES IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL RULES, LAWS, OR REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SECTION 1926.62 – LEAD IN CONSTRUCTION.

NOTE:
1. ASBESTOS CONTAINING MATERIAL MAY BE PRESENT WITHIN THE BUILDING. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL HIRE A CERTIFIED ASBESTOS INSPECTOR TO COLLECT BUILDING MATERIAL SAMPLE TO DETERMINE THE PRESENCE OR ABSENCE OF ASBESTOS.
2. IF THE ROOFING MATERIAL CONTAIN ASBESTOS, CONTRACTOR SHALL HIRE A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR TO REMOVE OR ABATE ASBESTOS FROM AREAS OF INTENDED WALL/CEILING PENETRATIONS. THE CERTIFIED ASBESTOS ABATEMENT CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO SECTION 1910.120 OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

at&t

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

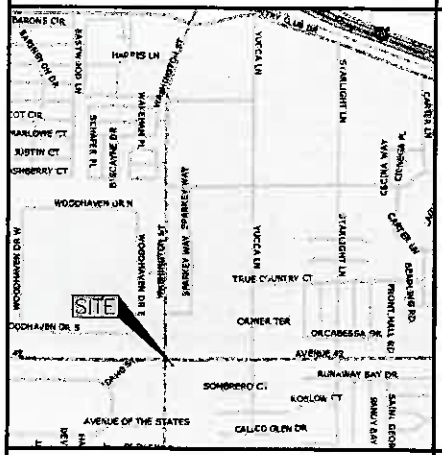
CASE:PP25311, AMD.#1
EXHIBIT: A (Sheets 1-9)
DATE: 8/11/14
PLANNER: D. ABRAHAM

APPLICANT:
at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
18301 VON KARMAN AVENUE, SUITE 910
IRVINE, CA 92612
PH: (949) 387-1265

PREPARED BY:
EBI Consulting
environmental | engineering | due diligence
21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | Fax: (781) 273-3311
www.ebiconsulting.com

VICINITY MAP (NOT TO SCALE)



PROJECT INFORMATION

SITE NAME:	PALM DESERT CHURCH OF CHRIST
SITE NO.:	RS0396
SITE ADDRESS:	78135 AVENUE 42 BERMUDA DUNES, CA 92203
ZONING DISTRICT:	ZONING DISTRICT: R-1 & R-1-12000 (ONE-FAMILY DWELLINGS) OVERLAY DISTRICT: BERMUDA DUNES NEIGHBORHOOD PRESERVATION DISTRICT
TAX ID:	609-500-001-5
PLOT PLAN NO:	25311
PROPOSED USE:	WIRELESS TELECOMMUNICATION FACILITY
PROPERTY OWNER:	PALM DESERT CHURCH OF CHRIST C/O DAN T. JOHNSON 134 VISTA ROYALE PALM DESERT, CA 92260
PROPOSED STRUCTURE HEIGHT:	50'-0"± AGL (TOP OF STEALTH POLE)
PANEL ANTENNA RAD CENTER:	44'-0"± AGL
COORDINATES:	LATITUDE: 33° 44' 34.5" N LONGITUDE: 116° 18' 5.5" W
GROUND ELEVATION:	112'± A.M.S.L. (USGS GETELEVATION)

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE FOLLOWING:

1. INSTALLATION OF EQUIPMENT CABINET SHELTER AND DIESEL GENERATOR AT GRADE.
2. INSTALLATION OF (12) PANEL ANTENNAS ON PROPOSED STEALTH MONOPALM TREE.
3. INSTALLATION OF (24) RRU'S BEHIND ANTENNAS
4. INSTALLATION OF NEW (1) GPS ANTENNAS ON PROPOSED SHELTER.
5. INSTALLATION OF NEW FIBER/POWER CABLES ROUTED UNDERGROUND FROM NEW EQUIPMENT SHELTER TO NEW ANTENNAS.
6. INSTALLATION OF (2) NEW UNDERGROUND TELCO AND ELECTRICAL CONDUITS AS WELL AS (2) UNDERGROUND GROUNDING SYSTEMS FOR THE NEW MONOPALM AND EQUIPMENT SHELTER
7. INSTALLATION OF (3) LIVE PALM TREES & IRRIGATION. △
8. INSTALLATION OF DECORATIVE WROUGHT IRON FENCE. △

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
A-1	SITE PLAN
A-2	ENLARGED SITE PLANS
A-3	ELEVATIONS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT SHELTER DETAILS
A-6A	SHELTER FOUNDATION DETAILS, SECTION & NOTES
A-7	RACK DETAILS
A-8	GENERATOR DETAILS
A-9	SECTION AND DETAILS
E-1	ELECTRICAL DETAILS & NOTES
E-2	EQUIPMENT ONE-LINE DIAGRAM AND POWER & LIGHTING PLAN
E-3	GROUNDING PLAN
E-4	GROUNDING DETAILS & NOTES
L-1	LANDSCAPE PLAN & DETAILS

GENERAL NOTES

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF BTS EQUIPMENT AND ANTENNAS.
2. SIGNALS FROM THE ANTENNA SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES. ALL ITEMS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.
3. THIS IS AN UNMANNED FACILITY – NO SOLID WASTE. THE SITE WILL CREATE NO TRASH, THUS REQUIRES NO DUMPSTER.
4. DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
5. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQ'D.

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. △

1. CALIFORNIA CODE OF REGULATIONS
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA MECHANICAL CODE
4. 2013 CALIFORNIA PLUMBING CODE
5. 2013 CALIFORNIA ELECTRICAL CODE
6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
7. CITY/COUNTY ORDINANCES
8. ANSI/TIA-222-G
9. LIFE SAFETY CODE NFPA-101

FIRE DEPARTMENT COMPLIANCE

1. PRIOR TO OCCUPANCY A FIRE DEPARTMENT INSPECTION IS REQUIRED TO VERIFY ALL CONDITIONS STATED AT PLAN CHECK ARE MET.
2. ACCESS FOR FIRE DEPT. TO REMAIN 20' IN WIDTH AND LESS THAN 150' LENGTH. IF ENTRANCE IS 150' OR GREATER REQUIRES TURNAROUND OR HAMMER HEAD FOR THE FIRE DEPT.

PROJECT TEAM

APPLICANT:
AT&T
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
626 C ADMIRAL DRIVE, SUITE 313
ANNAPOLIS, MD 21401
PH: 410-263-5465
FAX: 410-263-5470

A&E:
EBI CONSULTING
21 B STREET
BURLINGTON, MA 01803
PHONE: 781-273-2500
FAX: 781-273-3311

SITE ACQUISITION:
ALEXIS HADLEY
PH: 949-838-7313

ZONING:
CINDY LEINART
PH: 714-293-7800

RF ENGINEER:
ADIL QAZI
PH: 714-624-8957

CONSTRUCTION:
STEVE KINDRED (BECHTEL)
PH: 949-212-4844

APPROVALS

NAME	SIGNATURE	DATE
LEASING/SITE ACQUISITION		
RF ENGINEER		
SITE OWNER/LANDLORD		
CONSTRUCTION		
ZONING		

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ENGINEER STAMP/SIGNATURE

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SUBMITTALS

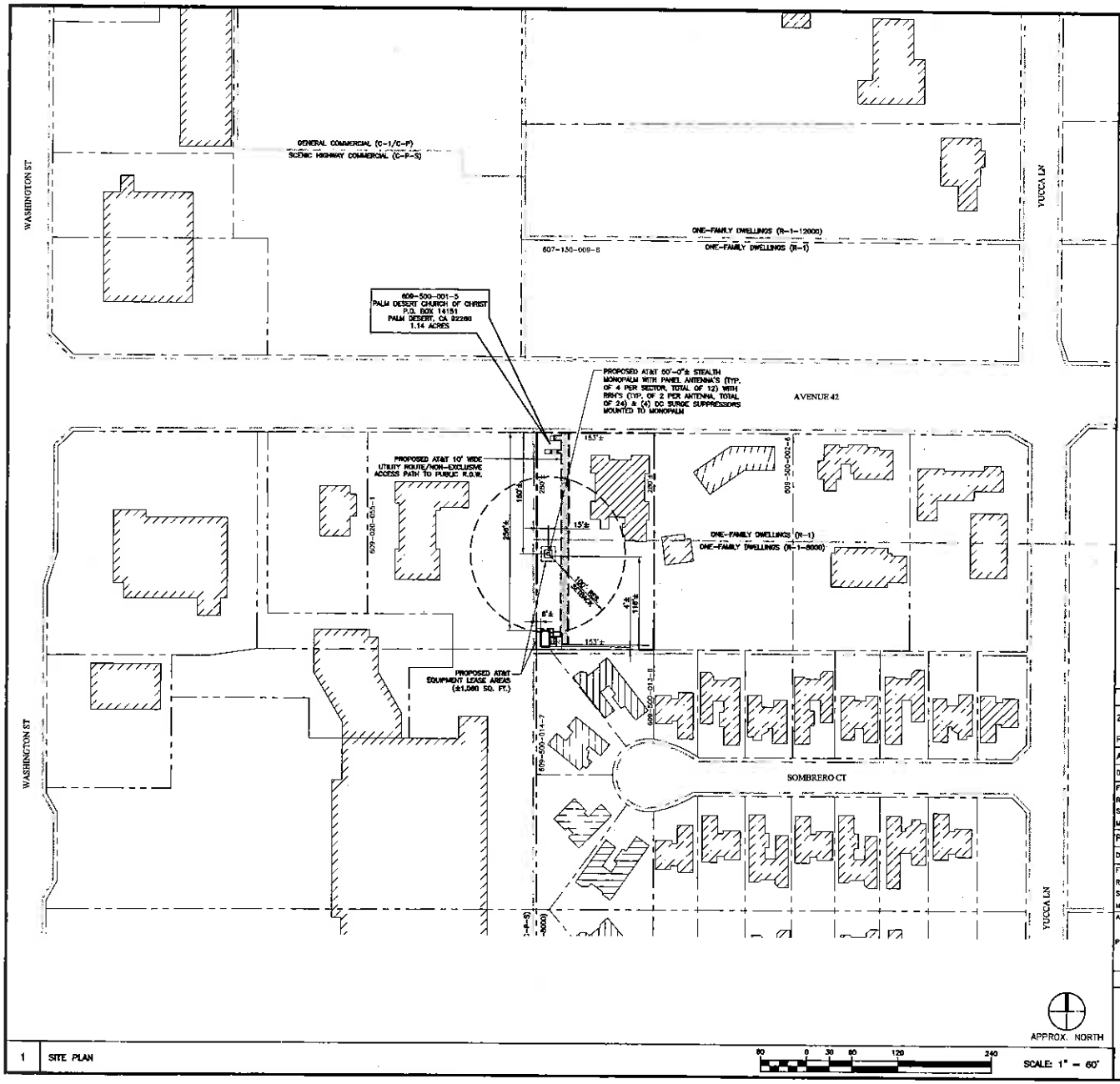
NO.	DATE	DESCRIPTION	BY
1	05/08/13	90% CONSTRUCTION DWGS	JT
2	05/23/13	95% CONSTRUCTION	TB
3	01/14/14	100% DRAFT	TB
4	04/28/14	PER COMMENTS	AC
5	06/13/14	PER COMMENTS	KG
6	06/25/14	PER COMMENTS	AC
7	08/05/14	REVISED LEASE AREA	AC

EBI JOB NO: 81130001

SITE INFO:
SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE: TITLE SHEET

DRAWN BY: JT
CHECKED BY: TB
DATE: 08/05/13
SHEET NO: T-1



1 SITE PLAN

NOTES:

1. PLOT PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD DIMENSIONS/NOTES, AERIAL PHOTOS & EXISTING PARCEL MAPS AVAILABLE FROM THE RIVERSIDE COUNTY GIS DATABASE AND LISTED BYLAWS. ALL INFORMATION SHOWN IS APPROXIMATE ONLY AND SUBJECT TO ANY CONDITION THAT A SURVEY MAY REVEAL.
2. ALL SETBACKS SHOWN ARE FROM PROPOSED ANTENNAS & EQUIPMENT TO EXISTING PROPERTY LINES.

ZONING INFORMATION

ZONING DISTRICT: R-1 & R-1-8000

PLOT PLAN NO.: 25311

ANTENNAS:

DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	20'	180'±
REAR YARD SETBACK:	10'	116'±
SIDE YARD SETBACK:	5'	15'±
MAXIMUM ZONING HEIGHT:	40'	50'±

PROPOSED EQUIPMENT SHELTER:

DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	20'	256'±
REAR YARD SETBACK:	10'	6'±
SIDE YARD SETBACK:	5'	4'±
MAXIMUM ZONING HEIGHT:	40'	10.5'±

APPLICANT:	AT&T 12900 PARK PLAZA DRIVE CERRITOS, CA 90703
PROPERTY OWNER:	PALM DESERT CHURCH OF CHRIST C/O DAN T. JOHNSON 134 VISTA ROYALE PALM DESERT, CA 92260

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- ZONING DISTRICT BOUNDARY LINE
- TOWN BOUNDARY LINE
- EXISTING BUILDINGS

APPLICANT:
at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
18301 VON KARMAN AVENUE, SUITE 910
IRVINE, CA 92612
PH: (949) 387-1265

PREPARED BY:
EBI Consulting
environmental | engineering | due diligence
21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | Fax: (781) 273-3311
www.ebiconsulting.com

ENGINEER STAMP/SIGNATURE

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SUBMITTALS

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1	08/05/13	90% CONSTRUCTION DWGS	JT
2	09/23/13	95% CONSTRUCTION	TB
3	01/14/14	100% DRAFT	TB
4	04/28/14	PER COMMENTS	AC
5	06/13/14	PER COMMENTS	KD
6	06/25/14	PER COMMENTS	AC
7	08/05/14	REVISED LEASE AREA	AC

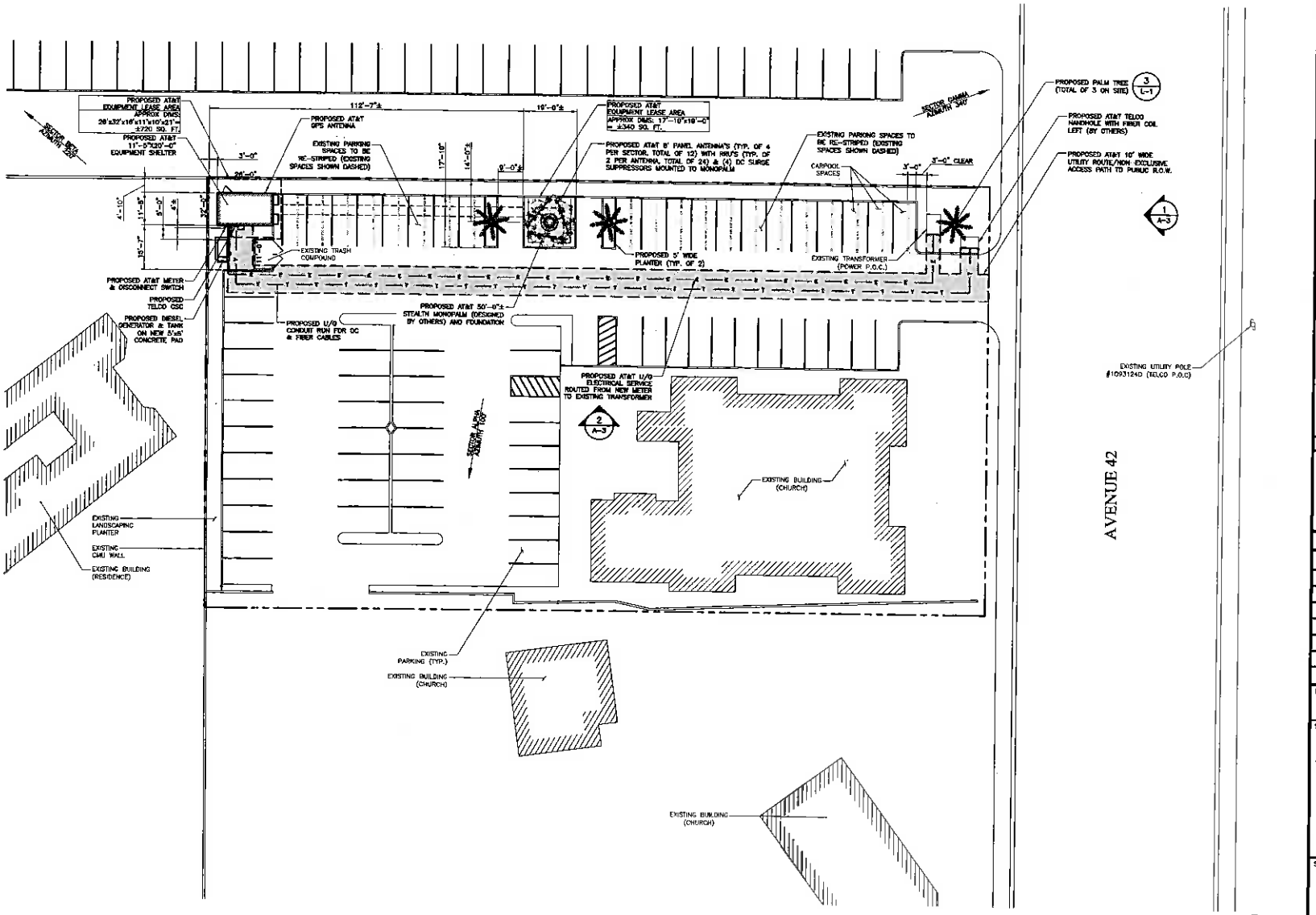
EBI JOB NO:
81130001

SITE INFO:

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:
SITE PLAN

DRAWN BY:	SHEET NO:
JT	A-1
CHECKED BY: TB	
DATE: 08/05/13	



1 ENLARGED SITE PLAN

APPLICANT:

at&t

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:

SMARTLINK LLC.

16301 VON KARMAN AVENUE, SUITE 910
IRVINE, CA 92612
PH: (949) 387-1285

PREPARED BY:

EBI Consulting
environmental | engineering | due diligence

21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | Fax: (781) 273-3311
www.ebiconsulting.com

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SUBMITTALS

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1	08/08/13	90% CONSTRUCTION DWGS	JT
2	09/23/13	90% CONSTRUCTION	TB
3	01/14/14	100% DRAFT	TB
4	04/28/14	PER COMMENTS	AC
5	06/13/14	PER COMMENTS	KD
6	06/25/14	PER COMMENTS	AC
7	08/05/14	REVISED LEASE AREA	AC

EBI JOB NO:

81130001

SITE INFO:

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

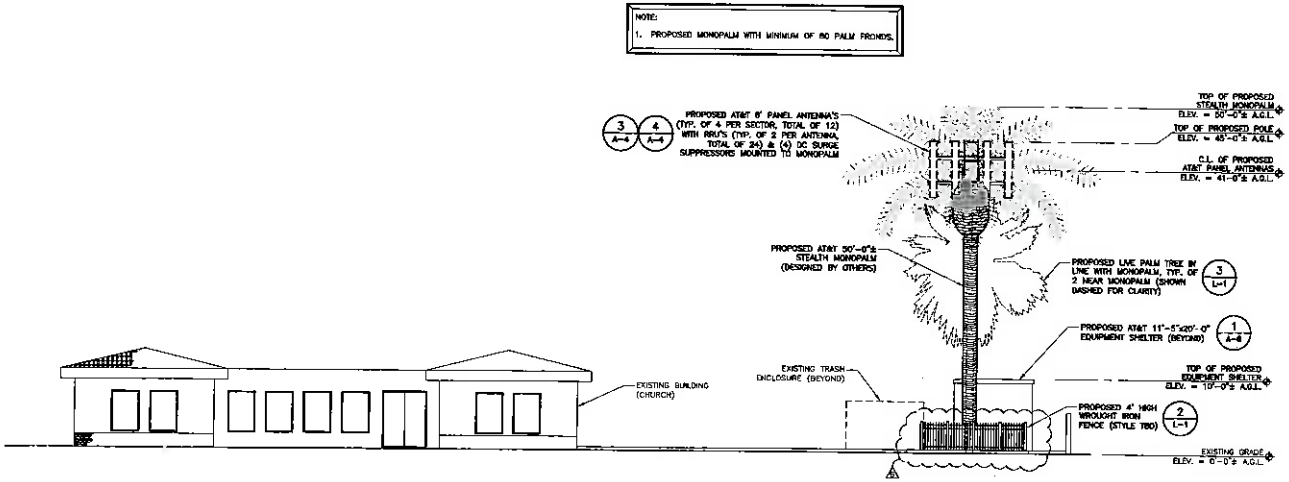
SHEET TITLE:

ENLARGED SITE PLANS

DRAWN BY: JT
CHECKED BY: TB
DATE: 09/06/13

SHEET NO:

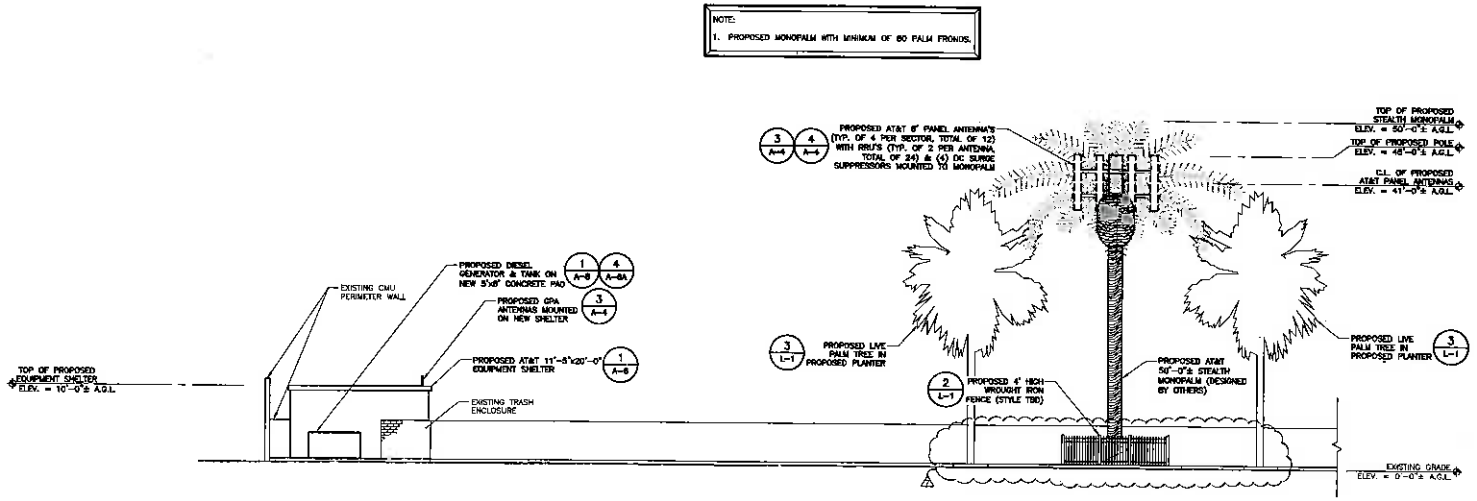
A-2



1 NORTH ELEVATION

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"



2 EAST ELEVATION

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"

APPLICANT:

at&t

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:

SMARTLINK LLC.

18301 VON KARMAN AVENUE, SUITE 910
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PREPARED BY:

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7	08/05/14	REVISED LEASE AREA	AC

EBI JOB NO:

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SITE INFO:

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SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

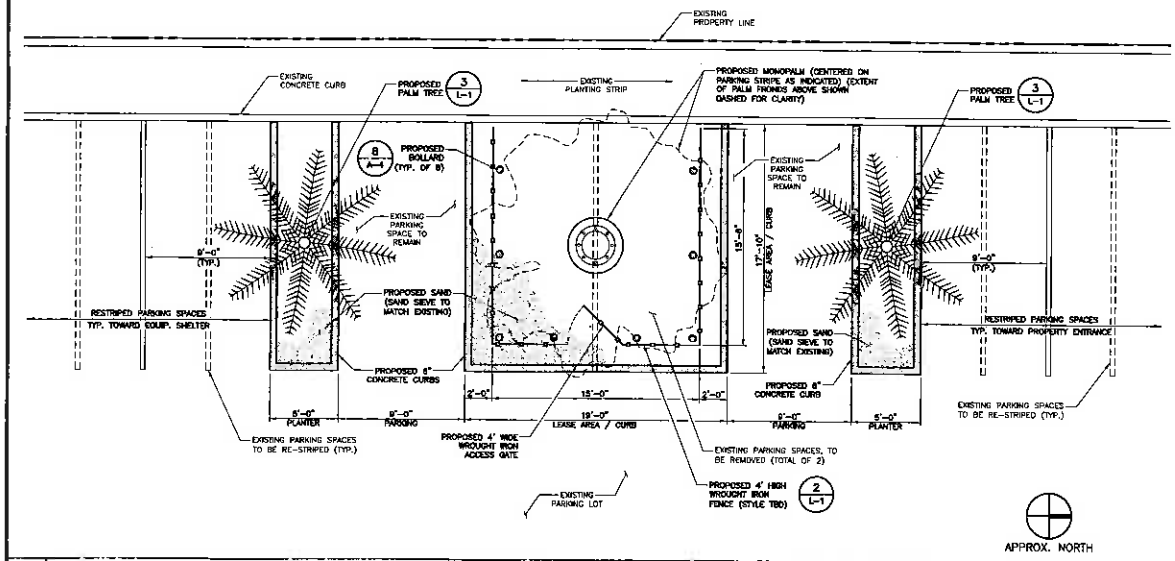
SHEET TITLE:

ELEVATIONS

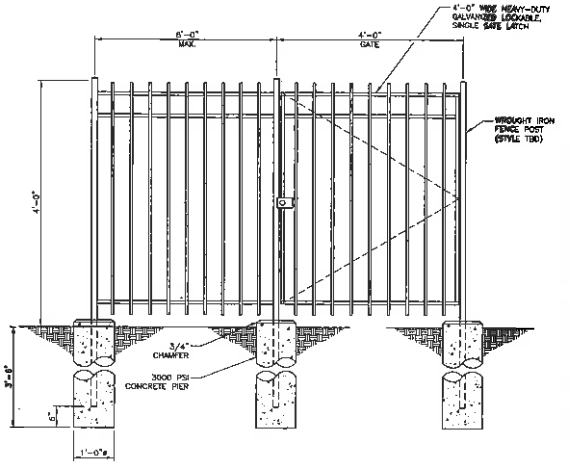
DRAWN BY: JT
CHECKED BY: TB
DATE: 08/08/13

SHEET NO:

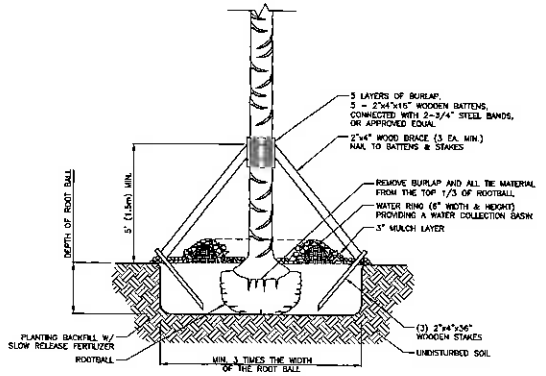
A-3



1 LANDSCAPE PLAN



2 FENCE AND GATE DETAIL



3 PALM PLANTING DETAIL

GENERAL NOTES

1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

GENERAL CONDITIONS

1. INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE AND THEIR DECISION WILL BE FINAL.
2. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
3. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER THEIR WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
4. KNOWLEDGE OF SITE: IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTORS WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.

SPECIAL CONDITIONS

1. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COSTS.
2. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADED AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISHED GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" IN GROUND COVER, 1" LAWN AREAS.

SOIL PREPARATION

1. BACKFILL FOR ALL LANDSCAPE SHALL CONSIST OF THE FOLLOWING:

MATERIAL PER	10 CU. YD.
A. ON SITE SOIL	6 CU. YD.
B. NITROGEN STABILIZED SAWDUST	4 CU. YD.
C. 16-10-10 COMMERCIAL FERTILIZER	10 LBS.
D. IRON SULFATE	5 LBS

PLANTING

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN PLANT CONTAINER AND DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (SHRUBS ONLY)
2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.
3. PLANT PALMS DIRECTLY IN NATIVE SOIL WITH OUT SOIL PREP.
4. USE AGRIFORM 20-10-5, 21 GRAM TABLETS PER MAKERS SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER GAL, 2 PER 5 GAL, 3 PER 15 GAL AND 4 PER FOOT OF BOX WIDTH.
5. PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX. AS FOLLOWS:
   5 GAL 2" DEPTH X 1 1/2 TIMES CONTAINER
6. SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED.

CLEAN UP

1. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED. REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE

1. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.
2. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 60 DAYS.
3. THE CONTRACTOR SHALL KEEP SITE WEED FREE, CLEAR OF DEBRIS AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWNS SHALL BE PROPERLY AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OWNER MUST MAINTAIN PLANTING AFTER ONE YEAR.

GUARANTEE AND REPLACEMENTS

1. CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH "NATURAL DAMAGE" SHALL BE REPAIRED AT TIME AND MATERIAL.
2. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

4 LANDSCAPE NOTES

APPLICANT:
at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
18301 VON KARMAN AVENUE, SUITE 910
IRVINE, CA 92612
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6	06/25/14	PER COMMENTS	AC
7	08/05/14	REVISED LEASE AREA	AC

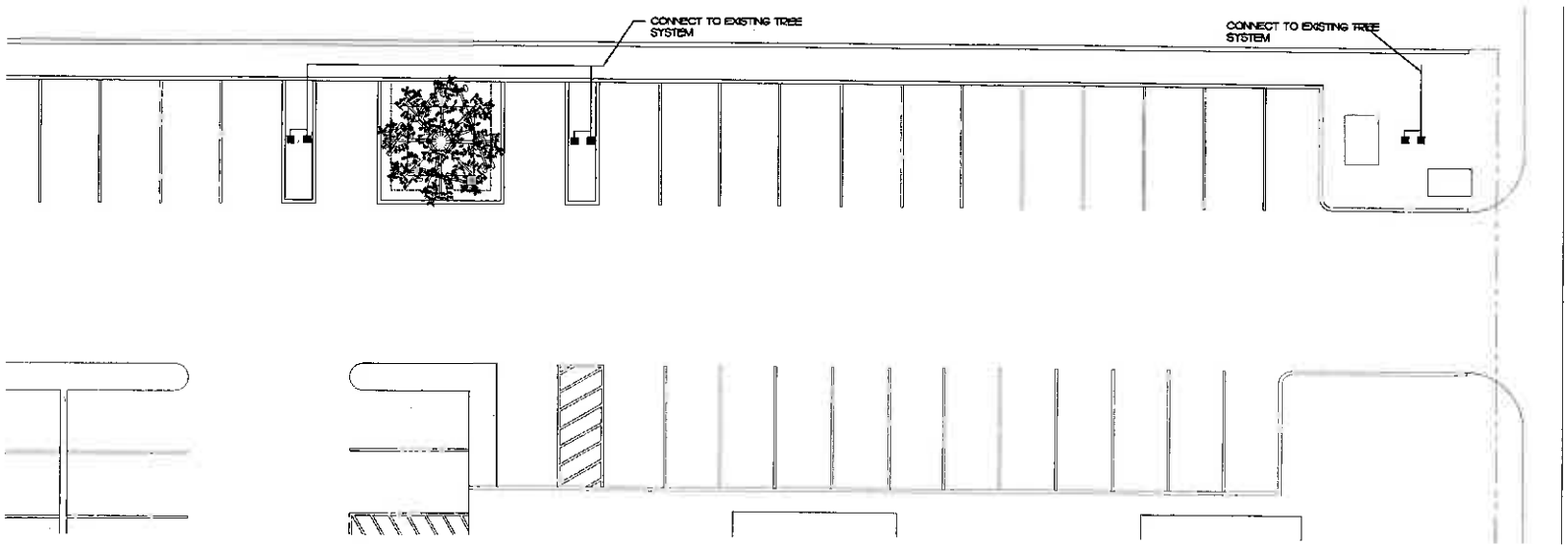
EBI JOB NO:
81130001

SITE INFO:

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:
LANDSCAPE PLAN & DETAILS

DRAWN BY: JT
CHECKED BY: TB
DATE: 08/06/13
SHEET NO: L-1



IRRIGATION NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION AND PER THESE PLANS, NOTES AND DETAILS. ALL EQUIPMENT SHALL BE OF MANUFACTURER AND MODEL AS SPECIFIED, UNLESS APPROVED IN ADVANCE IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT. IF ANY DISCREPANCIES EXIST, CODES SHALL PREVAIL. ALL IRRIGATION PIPES, VALVES AND WIRING ON PLANS UNDER PAVED AREAS OR HARDSCAPE ARE SHOWN SCHEMATICALLY. INSTALL PIPES, VALVES AND WIRING IN PLANTING AREAS WHENEVER POSSIBLE.
2. PROTECT EXISTING SYSTEMS AND ALL PROPERTY FROM ANY DAMAGE FROM THIS WORK.
3. WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, NECESSARY TO INSTALL A COMPLETE IRRIGATION SYSTEM, INCLUDING TRENCHING, BACKFILLING, ETC. INTENT OF THE SYSTEMS IS TO PROVIDE A COMPLETE READY-TO-USE AUTOMATIC SPRINKLER SYSTEM, FULLY OPERATIONAL AND GUARANTEED, WHICH PROMOTES VIGOROUS AND HEALTHY PLANT GROWTH, WITHOUT FURTHER COST TO THE OWNER.
4. PRIOR TO SUBMITTING BID, EXAMINE THE SITE AND CONDITIONS THEREOF, WITH THIS PLAN.
5. PRIOR TO COMMENCING WORK, ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT, CITY LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, OR DULY APPOINTED REPRESENTATIVE.
6. PLAN IS DIAGRAMMATIC. LOCATE ALL VALVES IN SHRUB / GROUNDCOVER AREAS ONLY. IF ANY DISCREPANCIES ARE FOUND TO EXIST DURING INSTALLATION BETWEEN THESE PLANS AND THE SITE, NOTIFY THE LANDSCAPE ARCHITECT / OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
7. ALL MATERIALS SHALL MATCH EXISTING, OR BETTER INDUSTRY STANDARD, AS APPROVED BY LANDSCAPE ARCHITECT.
8. ALL PLASTIC FITTINGS SHALL BE INJECTION MOLDED SCHEDULE 40 POLYVINYL CHLORIDE AND SIDE GATED.
9. INSTALL ALL WORK PER APPLICABLE IRRIGATION DETAILS ON THIS SHEET.
10. COORDINATE THE INSTALLATION OF THESE MATERIALS WITH ALL OTHER LANDSCAPE DRAWINGS TO AVOID INTERFERING OF PLANTING OF TREES AND SHRUBS, ETC.).
11. TRENCHES SHALL BE EXCAVATED TO PROVIDE DEPTH OVER PIPE AS NOTED PER LEGEND. BACKFILL FOR TRENCHING SHALL BE TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DEPRESSIONS, SUNKEN AREAS, SLUMPS, OR OTHER IRREGULARITIES. ACTUAL BACKFILL ON PLASTIC LINES SHALL BE OF FINE GRANULAR SOIL MATERIAL WITH NO FOREIGN MATERIAL LARGER THAN #2" (0.05") IN SIZE.
12. THE INSTALLATION SHALL BE DEEMED INCOMPLETE UNTIL ALL EQUIPMENT HAS BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS AND REQUIREMENTS OF THE PROJECT SITE, AND APPROVED AS-BUILT PLANS HAVE BEEN SUBMITTED. SPRINKLER NOZZLE SIZES AS SHOWN ON THE LEGEND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. ACTUAL FIELD CONDITIONS INCLUDING PLACEMENT OF SHRUBS, TREES, STRUCTURES AND LANDFORM CONTOURING, ETC., MAY REQUIRE SUBSTITUTION OF OTHER NOZZLES AND FOR INSTALLATION OF APPROPRIATE TREE/SHRUB COMPENSATING SCREENS IF APPLICABLE. ASSUME THE RESPONSIBILITY FOR EVALUATING THE NOZZLE AS SPECIFIED AND SUBSTITUTE APPROPRIATE NOZZLE PATTERNS AND FLOW RATES APPLICABLE TO THE ACTUAL FIELD CONDITIONS. PROVIDE A FULLY IRRIGATED LANDSCAPE WITH A 100% OVERLAP AND MINIMUM OVERSPRAY ONTO ADJACENT PAVING AND STRUCTURES. COORDINATE IRRIGATION HEAD AND PLANT EMPLACEMENT FOR COMPLETE COVERAGE TO ALL PLANTS (SEE ADDITIONAL NOTES IN "PLANTING NOTES" SECTION). ADJUST SPRAY PATTERN, SPRINKLER HEAD POSITION AND LOCATION AS DIRECTED BY THE LANDSCAPE ARCHITECT TO ACHIEVE THESE MINIMUM REQUIREMENTS.
13. ADJUST THE FLOW CONTROLS OF THE VALVES, WHERE APPLICABLE, AND ADJUSTABLE FLOW HEADS AS FOLLOWS: FULLY OPEN ALL ADJUSTABLE HEAD FLOW CONTROLS. ADJUST THE FLOW OF WATER AT THE VALVE TO PROVIDE ADEQUATE PRESSURE AT ALL HEADS IN THE SYSTEM. ADJUST THE FLOW CONTROL ON ALL HEADS UNTIL DISTRIBUTION IS EVEN AND COVERAGE IS 100% FOR THE LANDSCAPED AREA WITH A MINIMUM OF OVERSPRAY ONTO HARDSCAPE AND NON-IRRIGATED AREAS.
14. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION INSTALLATION FOR A PERIOD OF NINETY DAYS (90) MINIMUM FROM OWNER'S ACCEPTANCE, CLEAN AND ADJUST SYSTEMS TO SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER'S REPRESENTATIVE.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL IRRIGATION MATERIALS AND WORKMANSHIP, INCLUDING LABOR, FOR ONE (1) FULL YEAR FROM OWNER'S ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT REPLACE THIS GUARANTEE AND THE CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.

IRRIGATION LEGEND

SYMBOL	MFG	MODEL NO./DESCRIPTION
■	RAIN BIRD	RWS-B-C-1402 ROOT WATERING SERIES BUBBLER ASSEMBLY, 0.50 GPM EACH, 99 PER PALM.
———		NON-PRESSURE LATERAL: SCH. 40 PVC, BURY MIN. 12". SIZE AS INDICATED ON PLANS. 3/4" MINIMUM.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

A. IRRIGATION MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO: ROUTINE INSPECTION, ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS. REMOVING OBSTRUCTIONS TO THE EMISSION DEVICES. REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS.

PLANTING MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO: REPLENISHING MULCH, FERTILIZING, PRUNING, WEEDING ALL LANDSCAPE AREAS, SPECIAL MONITORING OF THE SPECIMEN PINE TREE WATERING PROGRAM AND MAINTENANCE OF GUYING.

APPROX. NORTH

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"

1	IRRIGATION PLAN

APPLICANT:

at&t

1235C PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:

SMARTLINK LLC.

826 C ADMIRAL DRIVE, SUITE 313
ANNAPOLIS, MD 21401
PH: (410) 263-7467
FAX: (410) 263-5476

RJCLA

RJ CUNNINGHAM COMPANY
Landscape Architects
3 Villanova
Laguna Niguel, CA 92677
(949) 667-3958 - rjcla@sbcglobal.net

REGISTERED LANDSCAPE ARCHITECT
RICHARD J. CUNNINGHAM
No. 2497
Signature
06/30/15
Renewal Date
8/7/2014
Date
STATE OF CALIFORNIA

LANDSCAPE ARCHITECT STAMP/SIGNATURE

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SUBMITTALS

NO.	DATE	DESCRIPTION	BY

EDI JOB NO:

81130001

SITE INFO:

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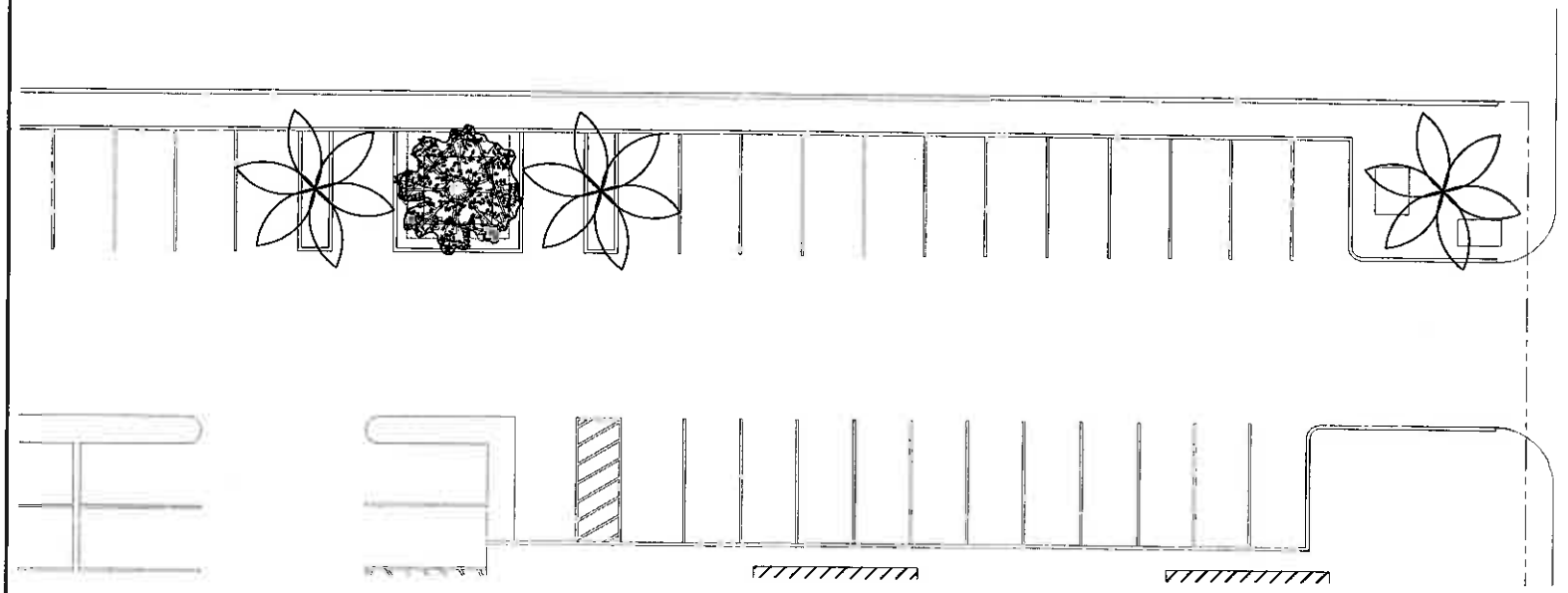
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:

IRRIGATION PLAN

DRAWN BY: TC	SHEET NO: L-1
CHECKED BY: RJC	
DATE: 8/7/14	



WEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO, SLOPES AND GROUND COVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL AND REMOVE ALL EXISTING WEEDS.
2. REGRATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL AND REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT OR HYDROSEED GROUND COVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING OR HYDROSEED GERMINATION. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE AND PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TESTS ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER AND LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIALS. SOILS TEST TO MAKE RECOMMENDATIONS FOR PALM TREES.

1. BACKFILL MIX FOR USE OF PLANTING ALL 5-6 LBS.
   6 PARTS BY VOLUME ON SITE SOIL
   4 PARTS BY VOLUME OF ORGANIC AMENDMENT
   1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD
   1 LB. IRON SULFATE PER CUBIC YARD OF MIX

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
TREES					
	PHOENIX DACTYLIFERA	DATE PALM	24'	3	SEE DETAIL FOR HEIGHT

NOTE:

FOR AREAS AROUND PALMS, CONTRACTOR SHALL RESTORE FINISH GRADE TO ITS ORIGINAL CONDITION/LEVEL. PROVIDE GRAVEL TO MATCH EXISTING.

PALM TREE SUPPLIER
W.D. TOLING AND SONS
81-910 ARLIS AVE.
INDIO, CA 92201
760-347-7906

APPROX. NORTH

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"

2 PLANTING PLAN

APPLICANT:

at&t

12900 PARK PLAZA DRIVE
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PROJECT COORDINATION & MANAGEMENT:

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626 C ADMIRAL DRIVE, SUITE 313
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RJCLA

RJ CUNNINGHAM COMPANY
Landscape Architects
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Laguna Niguel, CA 92677
(949) 661-3998 - rjcla@rjcglobalnet

REGISTERED LANDSCAPE ARCHITECT
Richard John Cunningham, Jr.
Signature
05/31/18
Renewal Date
8/7/2014
Date
STATE OF CALIFORNIA

LANDSCAPE ARCHITECT STAMP/SIGNATURE

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SHEET TITLE:

PLANTING PLAN

DRAWN BY: TC
CHECKED BY: RJC
DATE: 8/7/14

SHEET NO:
L-2

SECTION 02800
IRRIGATION SYSTEM

PART 1 - GENERAL

1.0 SUMMARY

A. THIS SECTION COVERS THE FURNISHING OF ALL MATERIALS AND PERFORMING ALL OPERATIONS

DRAWINGS INCLUDING THE FOLLOWING:

1. TRENCHING, STOCKPILING EXCAVATED MATERIALS AND REFILLING TRENCHES.
2. IRRIGATION SYSTEM CONDUCTORS AND WIRING (BUT NOT LIMITED TO PIPING, BACKFLOW PREVENTION DEVICES, VALVES, FITTINGS, STRAINERS, SPRAY HEADS, CONTROLLERS, HEADS AND VALVE BOXES AS DETERMINED BY THE ARCHITECT TO ENSURE EFFICIENT AND UNIFORM DISTRIBUTION.
3. PIPE CONNECTIONS TO PUMP STATIONS, WATER METERS AND BACKFLOW PREVENTION DEVICES.

A. TESTING AND INSPECTION OF IRRIGATION SYSTEM.
B. CLEAN-UP AND MAINTENANCE.

B. THE CONDITIONS OF THE CONTRACT AND DIVISION 1 APPLY TO THIS SECTION AS FULLY AS IF SPECIFICALLY LISTED.

1.0 GENERAL REQUIREMENTS

A. CODE REQUIREMENTS: SHALL BE THOSE OF STATE AND MUNICIPAL CODES AND REGULATIONS LOCALLY GOVERNING THE WORK, PROVIDING THAT ANY REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS THAT ARE EXCEEDING THESE MINIMUM BUT NOT VIOLATING THESE MINIMUM REQUIREMENTS SHALL GOVERN. UNLESS WRITTEN PERMISSION TO THE CONTRARY IS OBTAINED BY THE ARCHITECT.

B. CONFORM TO THE REQUIREMENTS OF THE REFERENCE INFORMATION LISTED BELOW EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS.

SET OF CONSTRUCTION DOCUMENTS:

1. AMERICAN SOCIETY FOR TESTING MATERIAL (ASTM) FOR TEST METHODS SPECIFICALLY REFERENCED IN THIS SECTION.
2. UNDERWRITERS LABORATORIES (UL) FOR UL WIRES AND CABLES.

C. WORK INVOLVING SUBSTANTIAL PLUMBING FOR INSTALLATION OF COPPER PIPING, BACKFLOW

REQUIRED PLUMBING CONTRACTOR. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO BEGINNING WORK.

D. SPECIFIED DEPTH & OF POLYBLUE SUPPLY LINES, LATERALS AND PITCH OF PIPES AS STATED IN THIS SECTION AND SHALL BE EQUAL OR GREATER THAN MINIMUM REQUIRED SPACING ON THE FINAL GRADING PLANS IS CAUSE FOR REMOVAL OF FINISH GRADE TERRAIN AS, REPLACING TOPSOIL, RECONNECTING AND REPAIRING OF FINISH GRADE TREATMENT.

E. FOLLOW CURRENT PRINTED MANUFACTURER'S SPECIFICATIONS AND DRAWINGS FOR ITEMS OR

CONSTRUCTION DRAWINGS.

F. SCALED DIMENSIONS ARE APPROXIMATE AND AT TIMES IT IS NOT POSSIBLE TO INDICATE OFFSETS, FITTINGS AND OTHER RELATED EQUIPMENT DIAGRAMMATICALLY ON THE CONSTRUCTION DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS, BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE AND VERIFY ALL DIMENSIONS OF RELATED ARCHITECTURAL ELEMENTS, UTILITIES AND LANDSCAPING AND PLANS AND INSTALL REQUIRED FITTINGS.

G. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE CONSTRUCTION DRAWINGS WHEN IT IS OBVIOUS THAT ACTUAL FIELD CONDITIONS SUCH AS PHYSICAL OBSTRUCTIONS, GRADING

DRAWINGS INADEQUATELY BRING ANY SUCH DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. IF MATERIAL MODIFICATION IS NOT GIVEN AND IS NOT FORTHCOMING WITHIN THE TIME ALLOWED, SHALL HAVE FULL RESPONSIBILITY FOR NECESSARY REVISIONS, AS DETERMINED BY THE ARCHITECT.

1.0 EXISTING FIELD CONDITIONS

A. PRESERVE AND PROTECT ALL EXISTING TREES, PLANTS, NON-LAWFUL STRUCTURES, HARDSCAPE AND ARCHITECTURAL ELEMENTS FROM DAMAGE DUE TO WORK IN THIS SECTION. IN THE EVENT THAT DAMAGE DOES OCCUR TO ANY OBJECT AND ESTABLISHED, THE

OWNER'S REPRESENTATIVE. DAMAGE OR INJURY TO LIVING PLANT MATERIAL WILL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

B. TRENCHING OR OTHER WORK INCLUDED IN THIS SECTION UNDER THE LIMB SPREAD OF

DAMAGE OR HARM TO LIVING BRANCHES AND ROOTS.

C. TRENCHING IN AREAS WHERE ROOT DIAMETER EXCEEDS 2 INCHES SHALL BE DONE BY HAND. EXPOSED ROOTS OF TWO SIZE SHALL BE NEATLY TRIMMED WITH A SHARPENED BULLSAW TO AVOID SCARRING OR PROLONGED DRYING. WHERE A TRENCHING MACHINE IS OPERATING IN PROXIMITY TO ROOTS THAT ARE OVER TWO INCHES, THE ROOT OR TREE TRENCH SHALL BE HAND TRIMMED , MAKING CLEAN CUTS THROUGH ROOTS.

D. TRENCHES ADJACENT TO OR UNDER EXISTING TREES SHALL BE CLOSED WITHIN 24 HOURS, AND WHEN THIS IS NOT POSSIBLE, THE SIDE OF TRENCH CLOSEST TO THE TREE OR TREES AFFECTED SHALL BE COVERED WITH MOISTENED BURLAP.

E. PROTECT, MAINTAIN AND COORDINATE WORK WITH OTHER CONTRACTORS, SPECIFICATIONS, TRADES, AND UTILITIES. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING IN THE AREA DUE TO EXISTING UTILITIES. RESPONSIBILITY FOR DAMAGES CAUSED BY THEIR OPERATIONS. IN THE EVENT THAT DAMAGE DOES OCCUR, THE CONTRACTOR

SEEN MADE WITH THE OWNER.

F. USE CAUTION WHEN DIGGING AND PIPING NEAR EXISTING BOOBYWATER, BOBBINGUN, LANDSCAPE AND WATER LINES. IN THE EVENT THAT DAMAGE DOES OCCUR, THE CONTRACTOR WILL REPAIR SUCH DAMAGE AT THE CONTRACTOR'S EXPENSE.

1.0 REQUIRED DOCUMENTS

A. SUBMITTALS

1. SUBMIT SIX (6) COPIES OF ALL IRRIGATION EQUIPMENT TO BE USED, MANUFACTURER'S BROCHURES, SERVICE MANUALS, GUARANTEES, AND OPERATING INSTRUCTIONS FOR APPROVAL TO THE ARCHITECT PRIOR TO BEGINNING WORK. SUBMITTALS SHOULD BE IN A BOUND FORM COMPLETE WITH TABLE OF CONTENTS. THE CONTRACTOR SHALL NOT

ENTIRETY BY THE ARCHITECT.

2.0 MAINTENANCE

A. THE MAINTENANCE PERIOD FOR IRRIGATION SHALL BEGIN AFTER A CERTIFICATE OF COMPLETION IS ISSUED BY THE ARCHITECT TO THE OWNER.

B. THE CONTRACTOR SHALL WARRANT MATERIALS AGAINST DEFECTS AND GUARANTEE WORKMANSHIP FOR THE PERIOD SPECIFIED UNDER THE MAINTENANCE AGREEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WARRANTY ITEMS WITH MANUFACTURERS/DISTRIBUTOR AND OWNER.

C. SETTLEMENT OF TRENCHES WHICH MAY OCCUR DURING THE MAINTENANCE PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

D. REPAIRS DISCLOSED DUE TO VANDALISM BEFORE THE END OF THE MAINTENANCE PERIOD WILL BE PERFORMED AT THE CONTRACTORS EXPENSE.

E. PRIOR TO A RELEASE OF RESPONSIBILITY AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL RECEIVE A WALK THROUGH WITH THE OWNER OR OWNER'S REPRESENTATIVE AND DISCLOSE AND PROVIDE THE FOLLOWING:

1. CURRENT WATERING SCHEDULE REQUIREMENTS.
2. TWO (2) SETS OF THE SPECIFIED TOOLS FOR REMOVING, REASSEMBLING AND ADJUSTING EACH TYPE OF BOTTOM OF BRANCH HEAD REMOVAL AND ELECTRIC CONTROL VALVE USED ON THE PROJECT.
3. TWO (2) KEYS PER EACH CONTROLLER UNIT.
4. FOUR (4) QUICK COUPLER KEYS AND MATCHING SWIVELS FOR EACH TYPE OF QUICK COUPLER USED ON THE PROJECT.

PART 2 - PRODUCTS

2.0 PIPE

GENERAL PIPES

A. PIPE SIZES SHOWN ARE NOMINAL INSIDE DIAMETER UNLESS OTHERWISE NOTED.
B. PIPE SHALL BE IDENTIFIED WITH THE FOLLOWING INDELIBLE MARKINGS:

A) MANUFACTURER'S NAME.
B) NOMINAL PIPE SIZE.
C) SCHEDULE OR CLASS.
D) PRESSURE RATING.
E) NSF NATURAL SANITATION FOUNDATION SEAL OF APPROVAL.
F) DATE OF EXTRUSION.

B. NON-PRESSURE LINES

1. NON-PRESSURE LINES - DOWNSTREAM OF ELECTRIC REMOTE CONTROL VALVES PVC CLASS 200, CONFORMING TO ASTM D2241-05.
2. FITTINGS: STANDARD WEIGHT, SCH 40 PVC ALL INJECTION MOLDED PVC, COMPLYING WITH ASTM D2564 AND SIMILAR, CELL CLASSIFICATION 12454-B.

C. RISERS - INJECTION MOLDED TYPE WHERE INDICATED

1. TEES AND ELLS - SIDE GATED.
2. THREADED NIPPLES - ASTM D2464, SCH-SCHEDULE 80 WITH MOLDED THREADS.

D. JOINT CEMENT AND PRIMER: TYPE AS RECOMMENDED BY MANUFACTURER OF PIPE AND FITTINGS

A) MANUFACTURER OF FLEXIBLE VINYL CHLORIDE COMPOUND CONFORMING TO ASTM D1784, CLASS AND GRADE.

B) FITTINGS TYPE AND MAKE AS RECOMMENDED BY TUBING MANUFACTURER.

E. ELECTRIC CONTROL VALVES

1. ELECTRIC REMOTE CONTROL VALVES - AS SPECIFIED ON DRAWINGS.

F. VALVE BOXES

1. ISOLATION GATE VALVES, FLUSH VALVE ASSEMBLIES, FLUSH SENSORS, GROUPING BOXES, COMMUNICATION CABLE SPLICES, AND WIRE SPLICES: CARSON #910-12.

2. ELECTRIC CONTROL VALVES, DRIP VALVE ASSEMBLIES, MASTER VALVES AND MANUAL DRAIN VALVES: CARSON #1419-12.

G. AUTOMATIC CONTROLLER UNIT

1. AUTOMATIC CONTROLLER UNIT AS SPECIFIED ON DRAWINGS.

H. ELECTRIC CONTROL VALVE WIRE

1. LOW VOLTAGE:

2. APPLY UL APPROVED NO. 14 DIRECT BURIAL COPPER WIRE FOR ALL CONTROL WIRES AND NO. 14 DIRECT BURIAL COPPER WIRE FOR ALL COMMON WIRES.

3. WIRE COLORS:

A) CONTROL WIRES: RED.
B) COMMON WIRES: WHITE.
C) MASTER VALVE WIRES: BLUE.
D) SPARE WIRES: GREEN & LABELED AT TERMINATION.

4. WIRE SPLICE CONNECTORS: BRANDED PENTITE CONNECTORS OR APPROVED EQUAL.

PART 3 - EXECUTION

3.0 PREPARATION

A. EXAMINE FIELD CONDITIONS PRIOR TO BEGINNING WORK DESCRIBED IN THIS SECTION. GRADING CONDITIONS SHALL BE COMPLETED AND APPROVED PRIOR TO BEGINNING WORK.

B. VERIFY ALL SLEEVE LOCATIONS PRIOR TO BEGINNING WORK IN THIS SECTION. PLACE ALL EXISTING SLEEVES AND CONDUITS INSTALLED BY OTHER TRADES. REPORT ANY CONFLICTS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

C. FINISHED SYSTEM SHALL BE CONSTRUCTED TO THE LINES AND GRADES AT THE LOCATIONS SHOWN ON THE DRAWINGS.

D. INSTALL SLEEVES, TO ACCOMMODATE PIPES AND WIRES, UNDER PAVING, HARDSCAPE AREAS, SIDEWALKS, AND PATHS PRIOR TO APPLYING ASPHALT AND CONCRETE FINISH MATERIAL. COMPACT BACKFILL AROUND SLEEVES TO 95% MODIFIED PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D1557.

E. EXCAVATION AND BACK FILL OF TRENCHES

A) TRENCH EXCAVATION: SHALL BE AS MUCH AS POSSIBLE FOLLOW THE LAYOUT SHOWN ON THE DRAWINGS. TRENCHES SHALL BE STRAIGHT IN ALIGNMENT AND SUFFICIENT FREE OF OBSTRUCTIONS TO PERMIT A MINIMUM CLEARANCE OF 6 INCHES BETWEEN BACKHOE AND DESIRED ISOLATED TRENCH IN DIAMETER, OVER EXCAVATE AS REQUIRED FOR PROPER MATERIAL.

A. DEPTH OF TRENCH IN LANDSCAPE AREAS:

1. PRESSURE SUPPLY LINE 18" FROM TOP OF PIPE TO FINISH GRADE.
2. CONTROL WIRING DIRECTLY AT SIDE AND BOTTOM OF PRESSURE SUPPLY LINE.

B. DEPTH OF TRENCH UNDER ASPHALT PAVING OR CONCRETE:

1. PRESSURE SUPPLY LINE 24" FROM TOP OF PIPE TO ADEQUATE GRADE.
2. NON-PRESSURE LINE 24" FROM TOP OF PIPE TO AGGREGATE BASE.

A) PIPES LOCATED UNDER ASPHALT PAVING OR CONCRETE SHALL BE INSTALLED

B) BELOW PIPE AND 6" ABOVE PIPE.
B) COMPACT BACK FILL MATERIAL IN 6" LIFTS SUBMINIMUM DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D697 USING MANUAL OR MECHANICAL TAMPING DEVICE.
3. SET IN PLACE, CAP, AND PRESSURE TEST PIPING IN THE PRESENCE OF THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO BACK-FILL.

C. WIDTH OF TRENCH

1. PIPE SIZES LESS THAN 3" IN MINIMUM.
2. PIPE LESS THAN 3" 1" MINIMUM.

D. WIDTH BETWEEN TRENCHES

1. ISOLATION TRENCH TO IRRIGATION TRENCH 4" MINIMUM.
2. IRRIGATION TRENCH AND OTHER TRADE TRENCHES 2" MINIMUM.

E. BENDS: BENDS WILL ONLY BE PERMITTED WHERE PIPE MUST PASS UNDER AN OBSTRUCTION THAT CANNOT BE AVOIDED OR REMOVED. BACK ALL SMALL WATER SUBDIVISIONS BOX DEPTH AND SPACING. BENDS UNDER EXISTING PAVING, SIDEWALKS, OR HARDSCAPE MUST BE PERMITTED AT CONTRACTOR'S OWN RISK. CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS OR DAMAGE TO BLEED ITEMS AT THEIR OWN EXPENSE.

F. BACK FILL: BACK FILL OF TRENCHES MAY NOT BE DONE UNTIL ALL REQUIRED TESTING FOR THE IRRIGATION SYSTEM HAS BEEN COMPLETED.

A) MATERIAL: EXCAVATED MATERIAL IS GENERALLY CONSIDERED TO BE ADEQUATE FOR BACKFILL OPERATIONS, BEFORE BEGINNING TO THE BACK FILL OPERATION, INSURE THAT BACKFILL MATERIAL IS FREE FROM DEBRIS AND ROCKS GREATER THAN 1" IN DIAMETER, AND IS NOT MIXED WITH TOPSOIL. THESE MATERIALS AFTER SEPARATED FROM BACK FILL SHALL BE LEGALLY DISPOSED OF AT CONTRACTORS OWN RISK.

B) SECOND: SELECTED BACK FILL MATERIAL SHALL BE CAREFULLY PLACED AROUND AND 6" BELOW PIPE.

1. USE ALL ELECTRICAL CONTROL WIRE AND COMMUNICATION CABLE WIRE, TWINNED SEPARATE FROM PRESSURE SUPPLY LINE, WITH CONSTRUCTION GRADE SAND 6" ABOVE AND 6" BELOW WIRES.

2. WHEN BACK FILL IS COMPLETE MOUND FILLED TRENCHES FOR SETTLEMENT. AFTER BACK FILL IS COMPLETED, COMPACT WITH FILL TO 4" TO 6" IN ACCORDANCE WITH ASTM D697 WITH A MECHANICAL TAMPER. DO NOT LEAVE TRENCHES OPEN FOR A PERIOD GREATER THAN 48 HOURS. OPEN TRENCHES SHALL BE PROTECTED IN ACCORDANCE WITH CURRENT OSHA REGULATIONS.

3. SMOOTH TRENCHES TO FINISH GRADE PRIOR TO BROADCASTING A WALK THROUGH FOR SUBSTANTIAL COMPLETION WITH THE ARCHITECT.

3.0 POINT OF CONNECTIONS

A. POINT OF CONNECTION SHALL BE APPROXIMATELY AS SHOWN ON DRAWINGS. CONNECT NEW UNDERGROUND PIPING AND VALVES, AND PROVIDE ALL PLUMBER, ADAPTERS, OR OTHER NECESSARY FITTINGS.

B. INSTALLATION OF SOLVENT WELD POLYVINYL CHLORIDE PIPE

1. POLYVINYL CHLORIDE PIPE SHALL BE CUT WITH AN APPROVED PVC PIPE CUTTER DESIGNED ONLY FOR THAT PURPOSE.

2. ALL PLASTIC TO PLASTIC SOLVENT WELD JOINTS SHALL USE ONLY THE SOLVENT RECOMMENDED BY THE PIPE MANUFACTURER. DO NOT INSTALL SOLVENT WELD PIPE WHEN TEMPERATURE IS 40°F OR BELOW 40°F.

3. PIPE ENDS AND FITTINGS SHALL BE WIPED WITH WHITE OR APPROVED EQUAL. BEFORE WELDING SOLVENT IS APPLIED, WELDED JOINTS SHALL BE GIVEN A MINIMUM OF 5 MINUTES TO SET BEFORE MOVING OF HANDLING.

4. PIPE SHALL BE SNAKED FROM SIDE-TO-SIDE ON TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.

5. ALL CHANGES OF DIRECTION OVER 5 DEGREES SHALL BE MADE WITH APPROPRIATE FITTINGS.

6. WHEN PIPE LAYING IS NOT IN PROGRESS AT THE END OF EACH WORKING DAY, CLOSE PIPE ENDS WITH TEMPORARY PLUG OR CAP.

7. INSTALL POLYBLUE SUPPLY LINE LOCATING TAPE ALONG THE ENTIRE LENGTH OF POLYBLUE SUPPLY LINE.

8. COORDINATE POLYBLUE SUPPLY LINE WITH SAND BEDDING OPERATIONS.

9. NO WATER SHALL BE PERMITTED IN THE PIPE UNTIL INSPECTIONS HAVE BEEN COMPLETED AND A PERIOD OF AT LEAST 24 HOURS HAS ELAPSED FOR SOLVENT WELD SETTING AND CURING.

10. DRIVER LOAD PIPE WITH SMALL AMOUNT OF BACK FILL TO PERMANENT GROUND AND SLIPPING UNDER POLYBLUE. LEAVE JOINTS EXPOSED FOR INSPECTION DURING TESTING.

C. ELECTRIC CONTROL VALVES

1. INSTALL EACH ELECTRIC CONTROL VALVE IN A SEPARATE VALVE BOX SO THAT CROSS MANIFOLD IS AT MIN. BELOW VALVE BOX COVER AS SPECIFIED ON THE DETAIL DRAWINGS.

2. GROUP ELECTRIC CONTROL VALVES TOGETHER AS SPECIFIED ON THE DRAWINGS ALLOWING A MAXIMUM OF 6" SPACING BETWEEN EACH VALVE BOX. INSTALL VALVE BOXES

PAVING, HARDSCAPE, SIDEWALKS AND PATHS.

D. VALVE BOXES

1. INSTALL VALVE BOXES WITH EACH TYPE OF IRRIGATION EQUIPMENT SO THAT TOP OF VALVE BOX IS ABOVE FINISH GRADE AS SPECIFIED ON THE DETAIL DRAWINGS. VALVE

COVER VALVES.

2. PLACE GRAVEL SUMP BELOW AND AROUND EACH VALVE BOX PRIOR TO INSTALLING VALVE BOX AS SPECIFIED ON THE DRAWINGS. PLACE REMAINING PORTION OF GRAVEL UNDER VALVE BOX ALLOWING FULL ACCESS IN AND AROUND ALL FITTINGS. VALVE BOX SHALL BE FULLY SUPPORTED BY GRAVEL SUMP. NO BRICK OR WOOD SUPPORTS ARE PERMITTED.

E. AUTOMATIC CONTROLLER UNIT

1. VERIFY ELECTRICAL POWER AT LOCATION OF AUTOMATIC CONTROLLER UNIT PRIOR TO INSTALLATION OF AUTOMATIC CONTROLLER UNIT. NOTIFY ARCHITECT IMMEDIATELY IF POWER SOURCE IS NOT AVAILABLE.

2. HARDWIRE CONTROLLER TO THE ON/OFF SWITCH AND EXISTING POWER SOURCE. CONTROLLER SHALL NOT BE PLUGGED INTO RECEIVER PROVIDED FOR OTHER EQUIPMENT.

3. INSTALL AUTOMATIC CONTROLLER UNIT IN AREA SHOWN ON DRAWINGS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SHALL BE TESTED WITH COMPLETE ELECTRICAL CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY POWER TO THE CONTROLLER FOR OPERATION AND TESTING PURPOSES.

4. CONNECT ELECTRIC CONTROL VALVE AND DRIP VALVE ASSEMBLY WIRING TO CONTROLLER UNIT IN THE SMART MECHANICAL ENCLOSURE AS INDICATED ON THE DRAWINGS.

5. CONNECT FLOW SENSING AND MASTER VALVE WIRING TO CONTROLLER UNIT.

6. INSTALL A SEPARATE GROUND WIRE FOR EACH CONTROLLER UNIT AS SPECIFIED ON THE DRAWINGS.

7. ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED PIPE WITH THE APPROPRIATE FITTINGS. BELOW GROUND CONDUIT SHALL BE PVC SCH 80 AND WITH APPROPRIATE FITTINGS.

8. LABEL EACH AUTOMATIC CONTROLLER UNIT WITH DUE LETTER OR MASTER DESIGNATED ON THE DRAWINGS. LETTER OR NUMBER SHALL BE LOCATED IN A VISIBLE LOCATION ON THE INSIDE PANEL DOOR, NEAT AND LEGIBLE LETTERS.

9. EACH AUTOMATIC CONTROLLER UNIT SHALL BE COMPLETELY OPERABLE PRIOR TO SCHEDULING A WALK THROUGH FOR SUBSTANTIAL COMPLETION.

F. ELECTRICAL WIRE

1. LOW VOLTAGE WIRING

2. SUBMIT CONTROL WIRING IN SAME TRENCH AS PRESSURE SUPPLY LINE AS SPECIFIED.

3. SUBMIT ALL 24 VOLT WIRES AT 20' INTERVALS WITH ELECTRICAL TAPE.

4. REMOVE EXPANSION LOOPS AT EVERY PRESSURE SUPPLY LINE ANGLE FITTING, BRANCH CONNECTION, REMOTE CONTROL VALVE BOX, DRIP VALVE ASSEMBLY VALVE BOX, AND AT 200' LENGTH INTERVALS ALONG SOLENOID. FORM EXPANSION LOOP BY WRAPPING WIRE AROUND A 3/4" PIPE AND WITHDRAWING PIPE.

5. LIMIT SPLICING OF ELECTRICAL WIRING. PREMADE SPLICE MADE AT INTERVALS

BANNED PENTITE CONNECTORS OR APPROVED EQUAL.

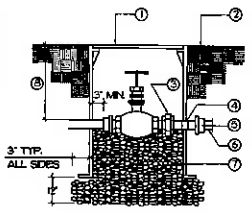
6. WIRE SPLICES: GOOD SPLICES AT INTERVALS OUTSIDE ELECTRIC CONTROL VALVE BOX AND DRIP VALVE ASSEMBLIES SHALL BE INSTALLED IN A SEPARATE VALVE BOX.

7. PROVIDE 6 CM ELECTRICAL CONTROL WIRE FOR EVERY ELECTRIC REMOTE CONTROL VALVE AND DRIP VALVE ASSEMBLY. PRINT BACKING LINE 20-GA ON THE SAME ELECTRICAL CONTROL WIRE IS NOT ALLOWED.

8. INSTALL 02 TWO SPARE #14 ELECTRICAL CONTROL WIRES FROM THE AUTOMATIC

POLYBLUE SUPPLY LINE. LOCATE THE SPARE WIRES IN THREE OWN VALVE BOX AS SPECIFIED. IN ADDITION TO THREE SPARE WIRES, CHECK THE DRAWINGS FOR ANY

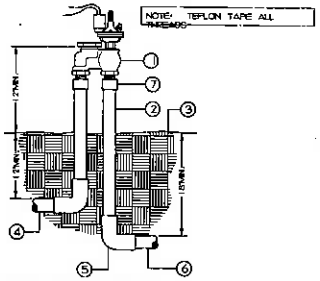
BOX AS THE SPARE WIRES.



LEGEND KEY

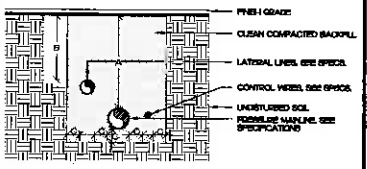
1. GREEN PLASTIC VALVE BOX WITH LOCKING COVER (4 INCH).
2. FINISH GRADE 1/2" BELOW TOP OF BOX AT TURF, FLUSH TOP OF BOX AT SHRUB AREAS.
3. BRASS UNION.
4. BRASS NIPPLE, TYP.
5. PVC ADAPTER.
6. PVC MAINLINE.
7. 1" CRUSHED ROCK SUMP.
8. DEPTH-SEE SPECIFICATION.

(D) BALL VALVE



1. ELECTRIC ACTUATED ATMOSPHERIC VACUUM BREAKER/CONTROL VALVE
2. PVC SCH. 80 RISER
3. FINISH GRADE
4. PVC LATERAL LINE PIPE
5. PVC SCH. 40 ELL (S X S)
6. PVC SUPPLY LINE
7. PVC THREADED REDUCER

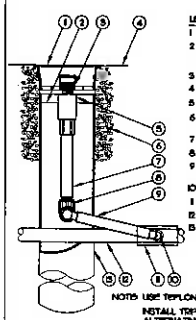
(A) REMOTE CONTROL VALVE



DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"	X	6"

SECTION VIEW - N.T.S.

(B) PIPE INSTALLATION



LEGEND KEY

1. 4" GRATE
2. RAINBIRD ROOT WATERING SYSTEM, SWING DEPTH TO LEGEND FOR FULL MODEL #.
3. BUBBLER, REFER TO LEGEND.
4. FINISH GRADE.
5. CHECK VALVE.
6. PEA GRAVEL, INSTALL ALL AROUND.
7. 1/2" SCH-80, 90 PVC RISER.
8. 1/2" MARLEX ELL.
9. SWING PIPE, 12" PIPE SWING ASSEMBLY.
10. 1/2" MALE NPT INLET
11. PVC SCHEDULE TEE OR ELL.
12. LATERAL LINE.
13. 4" BASKET WEAVE CONTAINER.

NOTE: USE TEFLON TAPE ON ALL SWING JOINTS.

INSTALL TEFLIE SWING JOINTS WITH ALTERNATING MARLEX AND PVC SCHEDULE 40 STREET ELLS.

(C) SUBGRADE BUBBLER

APPLICANT:

at&t

12001 PARK PLAZA DRIVE
BURNSVILLE, CA 93703

PROJECT COORDINATION & MANAGEMENT:

SMARTLINK LLC.
1029 CAMBRIDGE AVENUE, SUITE 313
ANNAPOLIS, MD 21401
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REGISTERED LANDSCAPE ARCHITECT
RICHARD J. CUNNINGHAM
No. 2498
Expiration Date
8/31/15
STATE OF CALIFORNIA

LANDSCAPE ARCHITECT STAMP/SIGNATURE

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DRAWING SCALES NOTED ARE FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

NO.	DATE	DESCRIPTION	BY

EBI JOB NO:

81130001

SITE INFO:

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:

IRRIGATION DETAILS AND SPECIFICATIONS

DRAWN BY: TC
CHECKED BY: RJC
DATE: 8/7/14

SHEET NO:

L-3

PLANTING SPECIFICATIONS

A. GENERAL

1.SCOPE OF WORK

A. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY TO INSTALL ALL LANDSCAPE PLANTING AS INDICATED ON THE APPROVED DRAWINGS AND AS SPECIFIED HEREIN, AND SHALL

DRAWINGS INCLUDING THE FOLLOWING:

1) FINE GRADING, SOIL PREPARATION, PLANTING OF TREES, SHRUBS, VINES, GROUND COVERS AND LAWN, CUTTING AND STAKING TREES, AND WEED ABATEMENT.

2) ONE HUNDRED-DAY MAINTENANCE.

3) PROVIDE GUARANTEE.

B. ALL IRRIGATION WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK IN THIS SECTION BEING PERFORMED.

2. AGRONOMIC SOILS REPORT

A. AFTER COMPLETION OF ROUGH GRADING AND PRIOR TO SOIL AMENDATION, THE CONTRACTOR SHALL PROVIDE THE TESTING OF PLANTING SOILS, AND COMPOSTED ORGANIC

TESTING LABORATORY SHALL BE OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABS, REPRESENTATIVE

APPLICATIONS, FERTILIZER FERTILIZATION, HYDROMULCH SLURRY, AND POST-MAINTENANCE FERTILIZATION PROGRAM.

B. SOIL PREPARATION SPECIFICATIONS SHALL BE PREPARED

SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SOIL PREPARATION.

C. SOIL TESTS SHALL BE PERFORMED AFTER SOIL

AND SPECIFICATIONS.

LANDSCAPE

3. PROTECTION OF EXISTING TREES AND PLANTS TO REMAIN

A. CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OPERATE OR PARK EQUIPMENT UNDER THE BRANCHES OF ANY EXISTING PLANT TO REMAIN.

B. CONTRACTOR SHALL PROVIDE BARRICADES, FENCES OR

CONSTRUCTION.

C. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER

EXISTING PLANTS.

D. IF EXISTING PLANTS TO REMAIN ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS

NO COST TO THE OWNER. DETERMINATION OF EXTENT OF

SOLELY WITH THE OWNER. VALUE LOSS WILL BE

INTERNATIONAL SOCIETY OF ARBORICULTURE. DETERMINATION OF WHETHER TO ACCEPT COMPENSATION

SHALL REST SOLELY WITH THE OWNER.

4. SUBSTITUTIONS

A. SPECIFIC REFERENCE TO MANUFACTURERS NAMES AND PRODUCTS SPECIFIED IN THIS SECTION ARE USED AS STANDARDS. THIS IMPLIES NO RIGHT TO SUBSTITUTE

APPROVAL OF THE LANDSCAPE ARCHITECT.

B. INSTALLATION AND WARRANTY OF ANY APPROVED SUBSTITUTION SHALL BE CONTRACTOR'S RESPONSIBILITY. ANY CHANGES REQUIRED FOR INSTALLATION OF ANY

SATISFACTION OF THE LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER. APPROVAL BY THE OWNER OF SUBSTITUTED EQUIPMENT AND/OR EMENDION DRAWINGS DOES NOT WAIVE THESE REQUIREMENTS.

5. SUBMITTALS

A. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT TWO COPIES OF MANUFACTURERS' LITERATURE DESCRIBING OF SALE AND LABORATORY ANALYTICAL DATA FOR THE FOLLOWING ITEMS:

INORGANIC AMENDMENTS
GYPCRETE
ORGANIC COMMERCIAL FERTILIZER
MINERAL
PLANT MATERIAL

B. REFER TO IRRIGATION SPECIFICATIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.

6. PRODUCT HANDLING

A. CONTRACTOR SHALL FURNISH STANDARD PRODUCTS IN MANUFACTURER'S STANDARD CONTAINERS BEARING ORIGINAL LABELS SHOWING QUANTITY, ANALYSIS, AND NAME OF MANUFACTURER. ALL CONTAINERS, BAGS, ETC., SHALL REMAIN ON SITE UNTIL WORK IS COMPLETED.

B. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 7 DAYS

INSTALLATION OF PLANTS IN EACH DELIVERY.

7. CLEAN UP

A. UPON COMPLETION OF EACH PHASE OF WORK UNDER THIS SECTION, THE CONTRACTOR SHALL CLEAN UP AND REMOVE

RESULTING FROM THE PERFORMANCE OF THE WORK. THE SITE SHALL BE LEFT IN A BROOM-CLEAN CONDITION, AND WASH DOWN ALL PAVED AREAS WITHIN THE PROJECT SITE. LEAVE WALKS IN A CLEAN AND SAFE CONDITION.

B. PRODUCTS

1. PLANT MATERIAL

A. ALL PLANTS SHALL BE OF THE SIZE, VARIETY, AGE, AND

SPECIFIED HEREIN.

B. QUALITY

1) PLANTS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE DEPARTMENT OF AGRICULTURE'S REGULATION FOR NURSERY INSPECTIONS, RULES, AND GRADING.

C. ROOTS SHALL BE SUFFICIENTLY DEVELOPED TO THE

TOGETHER, BUT SHOULD NOT DISPLAY ROOTS OF ¼" DIAMETER OR LARGER, VISIBLE ON THE PERIMETER OF THE ROOT BALL.

THE ROOT BALL SHALL BE FREE OF ROOTS WITH THE TRUNK DIAMETER VISIBLY CIRCLING THE TRUNK, AND FREE OF ROOTS PROTRUDING ABOVE THE SOIL.

IN THE EVENT OF DISAGREEMENT AS TO CONDITION OF ROOT SYSTEM, THE ROOT CONDITION OF THE PLANTS

VARIETY, WHERE CONTAINER GROWN PLANTS ARE FROM SEVERAL SOURCES, THE ROOTS OF NOT LESS THAN TWO

WILL BE INSPECTED. IN CASE THE SAMPLE PLANTS INSPECTED ARE FOUND TO BE DEFECTIVE, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT THE ENTIRE LOT, OR LOTS, OF PLANTS REPRESENTED BY THE DEFECTIVE

D. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. EACH GROUP OF PLANT

SOURCE.

E. THERE SHALL BE NO SUBSTITUTION OF PLANTS OR SIZES

WITH APPROVAL OF THE LANDSCAPE ARCHITECT.

F. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX MONTHS, BUT NOT OVER TWO YEARS. SAMPLING SHALL BASE NO ROOT-BOUND CONDITIONS. CONTAINER PLANTS THAT HAVE

APPROVAL BY THE LANDSCAPE ARCHITECT.

G. PLANTS NOT CONFORMING TO THE REQUIREMENTS HEREIN

PLANTS, WHETHER IN PLACE OR NOT, WILL BE MARKED AS REJECTED. CONTRACTOR SHALL IMMEDIATELY REMOVE

NEW ACCEPTABLE PLANTS AT HIS EXPENSE.

2. TOPSOIL

A. SOIL TO BE USED AS PLANTING MEDIUM FOR THIS PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER ONE INCH DIAMETER, STICKS, GUM, CHEMICALS, PLASTICS, CONCRETE, AND OTHER DELETERIOUS MATERIALS.

B. IMPORTED TOPSOIL SHALL BE FROM SOURCES APPROVED BY THE LANDSCAPE ARCHITECT WHICH MEET THE STANDARDS SPECIFIED ABOVE.

C. THE CONTRACTOR SHALL PROVIDE FOR THE TESTING OF

ANALYSIS, RECOMMENDATIONS AND TOPSOIL SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL. IMPORT TOPSOIL SHALL NOT BE DELIVERED TO THE SITE PRIOR TO LANDSCAPE ARCHITECT APPROVAL. THE LANDSCAPE ARCHITECT MAY REQUEST

DETERMINE CONFORMANCE TO THE APPROVED REPORT. REJECTED TOPSOIL SHALL BE REMOVED AT NO COST TO THE OWNER.

D. IF STOCKPILING IS REQUIRED, LOCATIONS AND AMOUNTS OF STOCKPILE SHALL BE APPROVED BY THE OWNER.

3. SOIL AMENDMENTS AND FERTILIZER

RECYCLED MATERIALS SHALL BE USED UNLESS UNAVAILABLE OR COST PROHIBITIVE.

A. PROVIDE STANDARD, APPROVED AND POST-GRADE QUALITY MATERIAL IS FUNGUS CONDITION IN BIN INSTALLED AND ACCEPTED. DELIVER COMMERCIALLY PROCESSED AND PACKAGED MATERIAL AND MANUFACTURER'S GUARANTEED ANALYSIS. SUPPLY A SAMPLE OF ALL SUPPLIED

COMPLIANCE OR SEASING THE MANUFACTURER'S GUARANTEED ANALYSIS TO THE LANDSCAPE ARCHITECT.

C. SOIL AMENDMENTS

1) SOIL SULFUR - AGRICULTURAL GRADE SULFUR CONTAINING MINIMUM OF 99 PERCENT ELEMENTAL SULFUR EXPRESSED AS ELEMENTAL.

2) IRON SULFATE 20 PERCENT IRON EXPRESSED AS METALLIC IRON, DERIVED FROM FERRIC AND FERROUS SULFATE, 10 PERCENT SULFUR EXPRESSED AS ELEMENTAL.

3) CALCIUM CARBONATE - 95 PERCENT LIME AS DERIVED FROM OYSTER SHELLS.

4) GYPSUM - AGRICULTURAL GRADE PRODUCT CONTAINING 90 PERCENT MINIMUM CALCIUM SULFATE.

5) DOLOMITE LIME - AGRICULTURAL GRADE MINERAL SOIL CONDITIONER CONTAINING 30 PERCENT MINIMUM MAGNESIUM CARBONATE AND 45 PERCENT MINIMUM CALCIUM CARBONATE, IDO PASSING NO. 40 SIEVE. PROVIDE KARST DOLOMITE AT AS OR OTHER APPROVED.

6) FINE SAND - CLEAN, NATURAL FINE SAND FREE FROM DELETERIOUS MATERIAL, WEED SEED, CLAY BALLS, OR ROCK WITH MINIMUM OF 95 PERCENT PASSING A NO. 4 SIEVE AND MAXIMUM OF 10 PERCENT PASSING A NO. 100 SIEVE.

D. FERTILIZER

1 FERTILIZER SHALL BE PELLETED OR GRANULAR FORM

NITROGEN, PHOSPHORIC ACID AND POTASH AS RECOMMENDED BY THE APPROVED AGRONOMIC REPORT. PLANTING FERTILIZER SHALL BE MIXED BY THE COMMERCIAL FERTILIZER SUPPLIER.

2) PLANT TABLETS SHALL BE SLOW RELEASE TYPE WITH POTENTIAL ACIDITY OF NOT MORE THAN 6 PERCENT BY WEIGHT.

4. PESTICIDES AND HERBICIDES

A. ALL CHEMICALS USED FOR WEED CONTROL SHALL BE REGISTERED BY THE STATE OF CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE AND THE ENVIRONMENTAL PROTECTION AGENCY WITH REGISTRATION IDENTIFICATION ON THE LABEL. LABEL SHALL BE AT JOB SITE AT ALL TIMES.

B. ALL CHEMICALS SHALL BE APPLIED AS PER REGISTERED LABEL INSTRUCTION AND MANUFACTURER'S RECOMMENDATIONS.

C. CHEMICALS REQUIRING A LICENSED APPLICATOR MUST BE APPLIED BY PERSONS REGISTERED WITH THE COUNTY OF RIVERSIDE DEPARTMENT OF AGRICULTURE/COMMISSIONER'S OFFICE AS POSSESSING A CURRENT, VALID, QUALIFIED PEST CONTROL APPLICATOR'S LICENSE.

D. THE USE OF ANY RESTRICTED MATERIALS IS POSSESSION

COUNTY OF RIVERSIDE DEPARTMENT OF AGRICULTURE.

E. THE NONSELECTIVE, TRANSLOCATIVE HERBICIDE SHALL BE "ROUNDUP" OR APPROVED EQUAL.

C. EXECUTION OF WORK

1. GENERAL

A. PERFORM ACTUAL PLANTING ONLY DURING THOSE PERIODS

IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.

B. CONFIRM LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND OBSTRUCTIONS IF UNDISCLOSED.

EXCAVATION OF PLANTING AREAS. OTHER LOCATIONS FOR PLANTING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

C. ALL PLANTING LAYOUT AND STAKING SHALL BE ACCURATELY MADE IN ACCORDANCE WITH THE PLANS. ALL TREES SHALL BE A MINIMUM OF 5 FEET FROM IMPROVEMENT UNLESS ROOT BARRIER IS INSTALLED.

D. PLANT LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE

SPACING AND DISTANCES REQUIRED BY CITY STANDARDS.

E. PLANTING HOLES

PLANTING HOLES SHALL HAVE REGULAR, NONGLAZED SIDES, AND SHALL BE A MINIMUM OF THREE TIMES THE DIAMETER, AND ONE AND ONE-HALF TIMES THE DEPTH OF THE ORIGINAL PLANT CONTAINER.

2. PLANTING OF SHRUBS AND GROUNDCOVERS

A. SHRUBS AND GROUNDCOVERS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. ROOTS SHALL NOT BE

PLACED IN THE GROUND. WILTED PLANTS WILL NOT BE ACCEPTED.

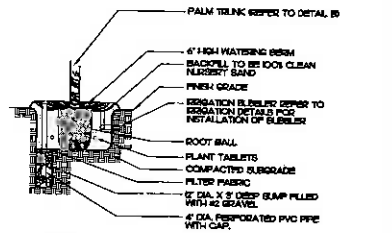
B. PLANT IN STRAIGHT ROWS EVENLY SPACED, AND AT INTERVALS SPECIFIED BY DRAWINGS, USE TRIANGULAR SPACING.

C. PLANT EACH ROOTED PLANT WITH ITS PROPORTIONATE AMOUNT OF PLANT SOIL IMMEDIATELY WATER AFTER

OF EACH HOLE.

D. PROTECT PLANTS FROM DAMAGE AND TRAMPLING AT ALL TIMES.

E. TOPDRESS ALL GROUNDCOVER AND SHRUB AREAS WITH 2-INCH LAYER OF APPROVED BARK MULCH.



NOTES:

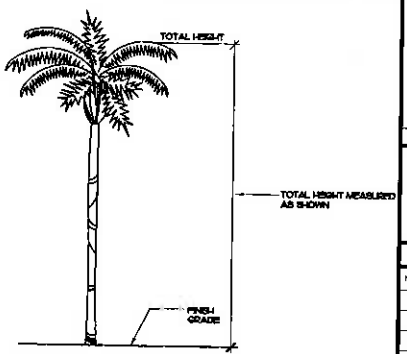
CONTRACTOR SHALL PLACE PALM TRUNK IN EXACT CENTER OF TREE WELL.

REFER TO IRRIGATION PLANS TO COORDINATE INSTALLATION AND NUMBER OF IRRIGATION BUBBLERS

LANDSCAPE ARCHITECT TO APPROVE FINAL HEIGHT AND LOCATION OF PALM PRIOR TO PLANTING

REFER TO SPECIFICATIONS FOR FERTILIZER REQUIREMENTS

Ⓐ PALM TRUNK HEIGHT



Ⓑ PALM PLANTING

APPLICANT:

at&t

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:

SMARTLINK LLC.

5775 C ADMIRAL DRIVE, SUITE 315
ANNAPOLIS, MD 21401
PH: (410) 263-5475
FAX: (410) 263-5470

RJCLA

RJCUNNINGHAM COMPANY
Landscape Architects
8 Villanova
Laguna Niguel, CA 92677
(949) 661-3999 - rjclainc@aol.com

REGISTERED LANDSCAPE ARCHITECT
RICHARD J. CUNNINGHAM
No. 2498
Renewal 08/31/15
8/7/2014
DATE
STATE OF CALIFORNIA

LANDSCAPE ARCHITECT STAMP/SIGNATURE

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DRAWING SCALES NOTED ARE FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

NO.	DATE	DESCRIPTION	BY

EST JOB NO:

81130001

SITE INFO:

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:

PLANTING DETAILS AND SPECIFICATIONS

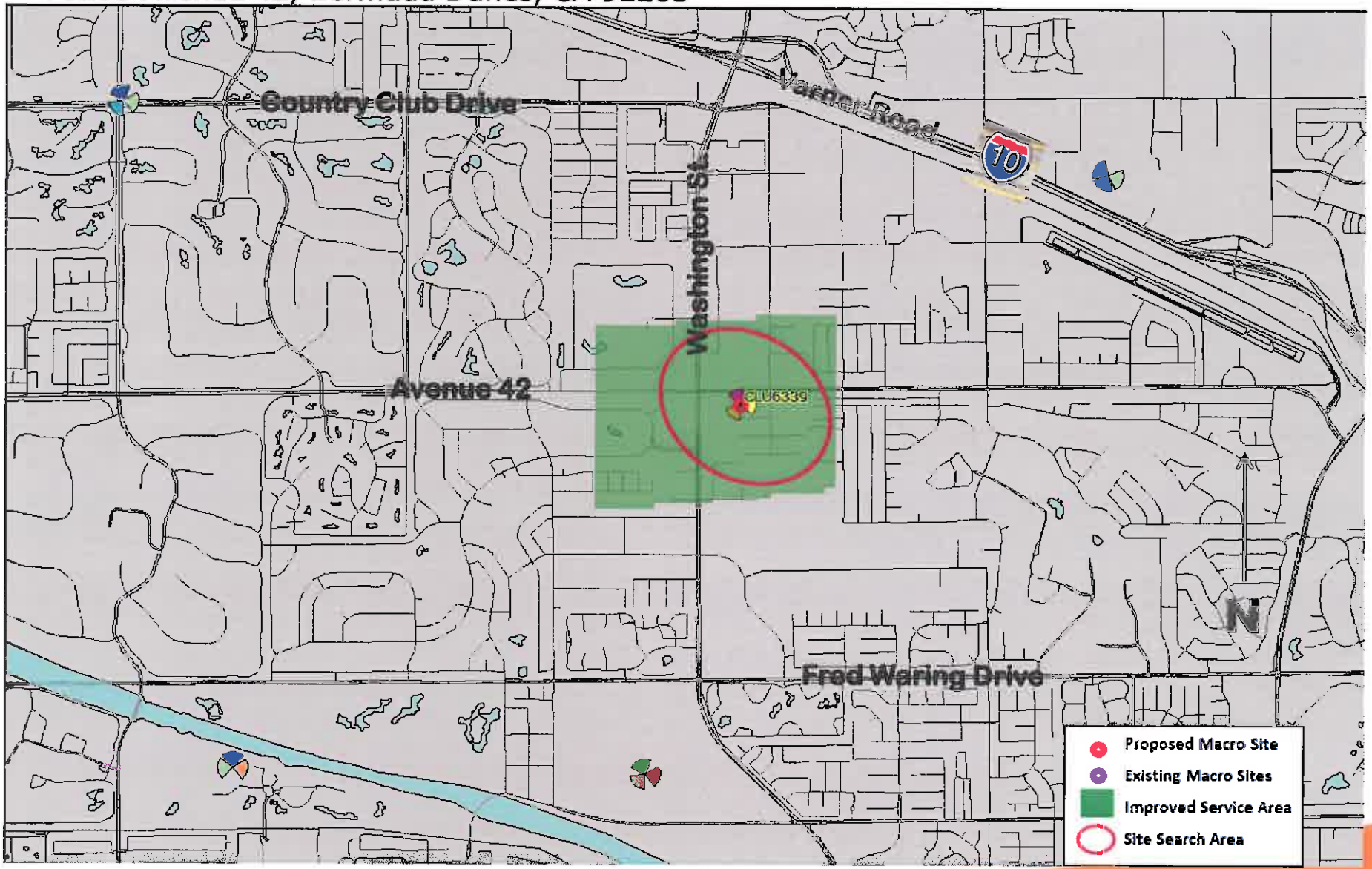
DRAWN BY: TC
CHECKED BY: RJC
DATE: 8/7/14

SHEET NO.

L-4

Service Improvement Objective (RS0396/CLU6339)

78135 Avenue 42, Bermuda Dunes, CA 92203



at&t

Exhibit 2 - Proposed Site at 78135 Avenue 42(RS0396/CLU6339)

Service Area BEFORE site is constructed

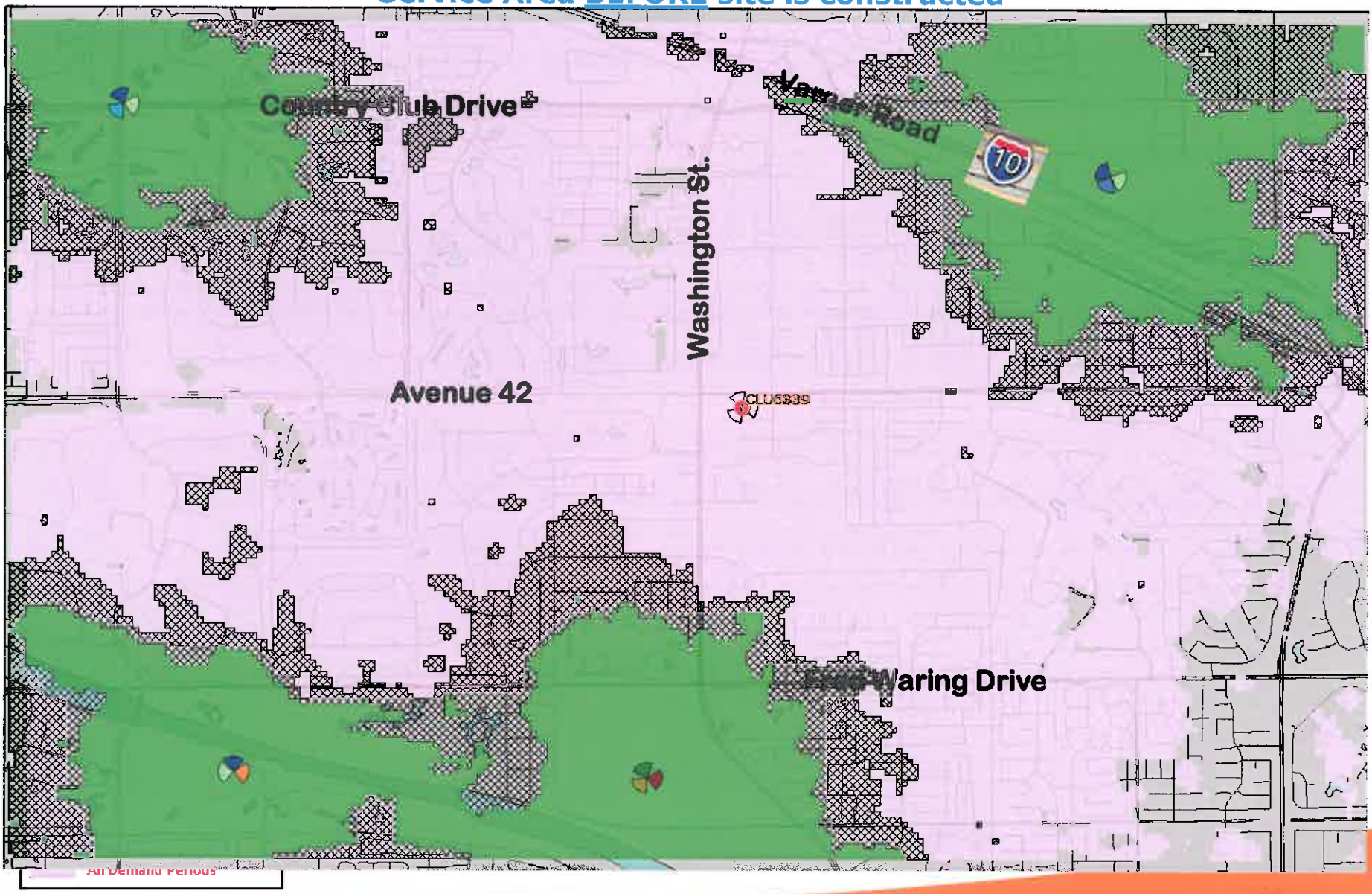
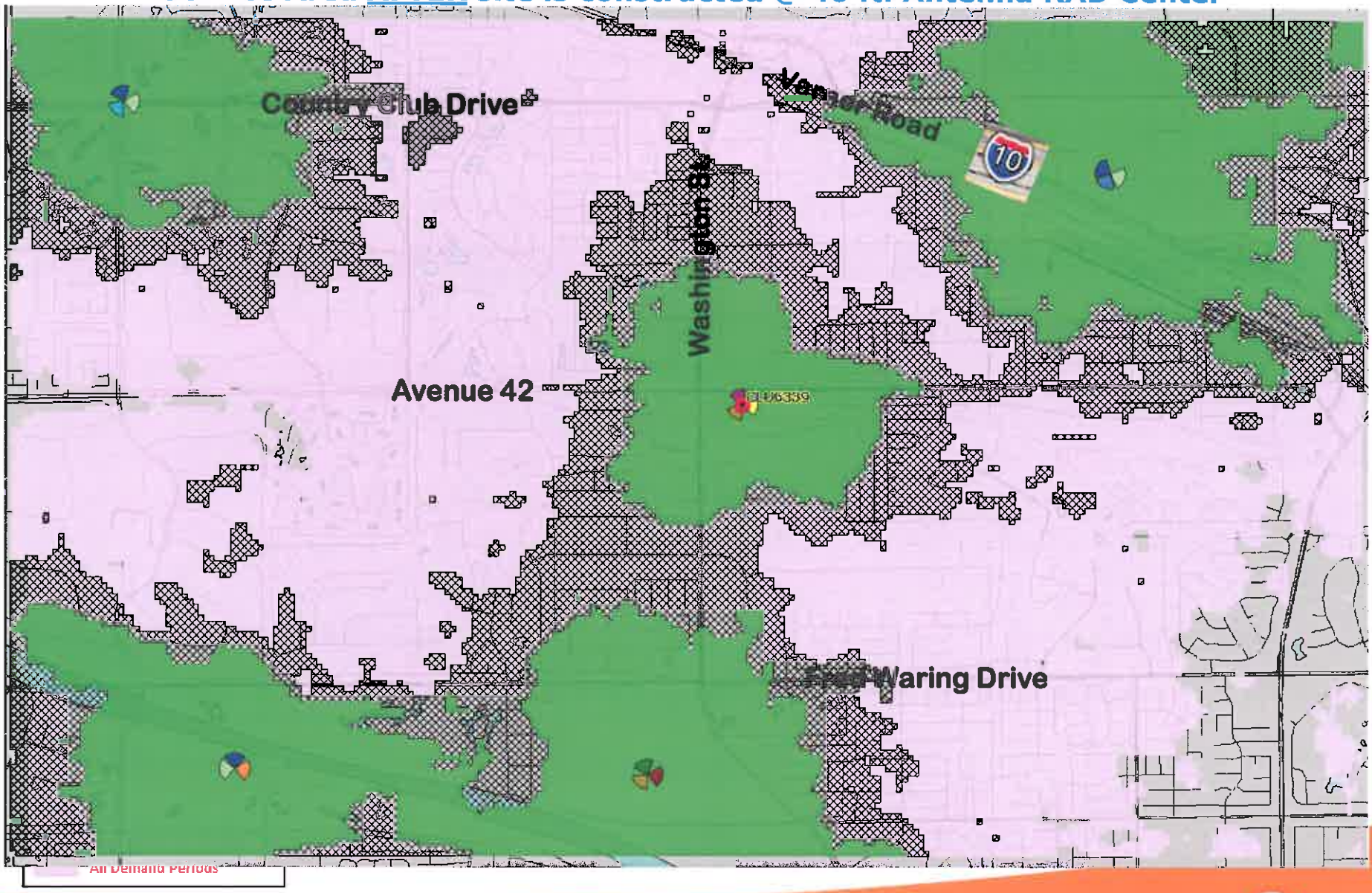


Exhibit 3 - Proposed Site at 78135 Avenue 42(RS0396/CLU6339)

Service Area AFTER site is constructed @ 46 ft. Antenna RAD Center



at&t

Exhibit 4 - Current 7-Day Traffic Profile for the Location of RS0396/CLU6339

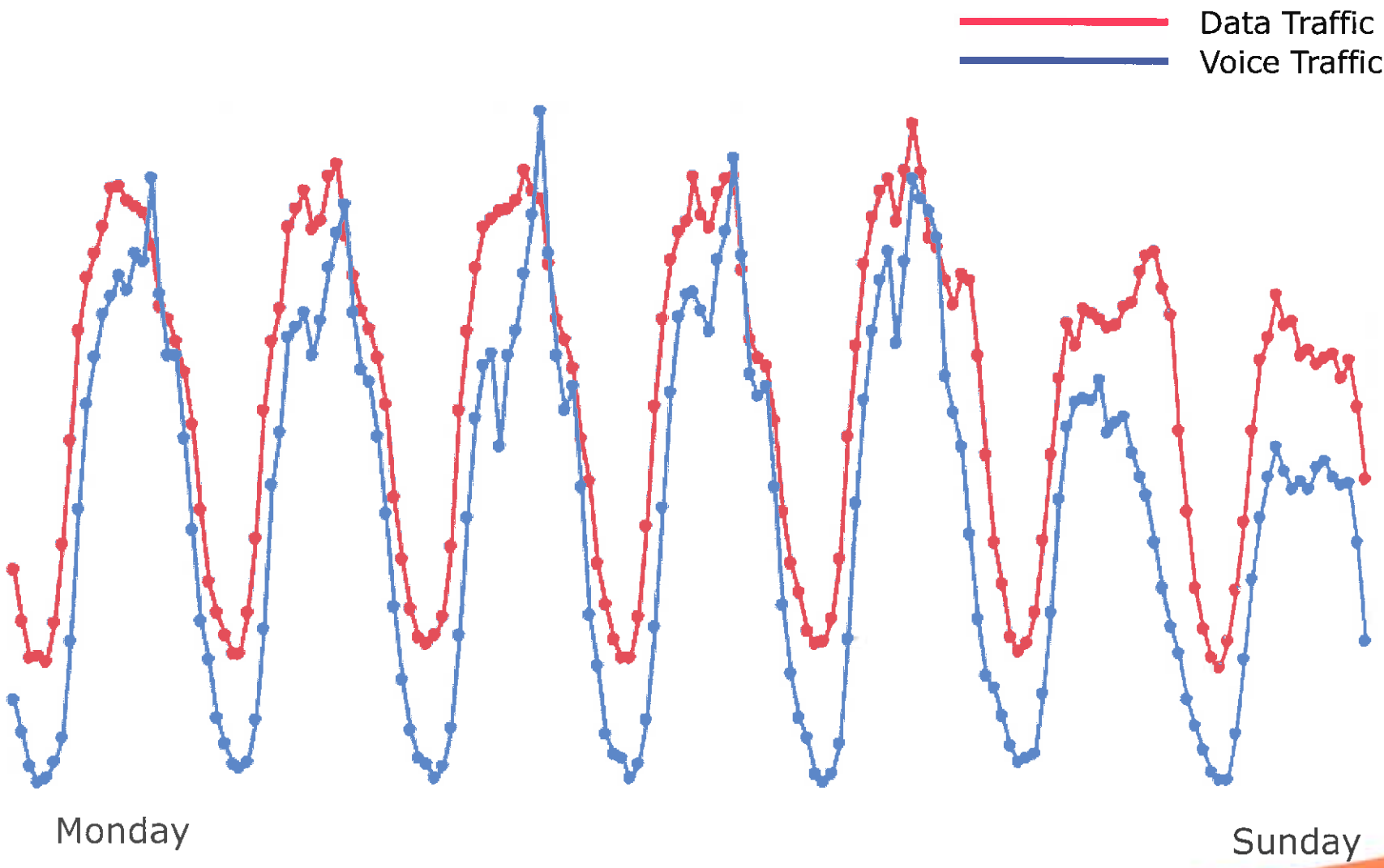
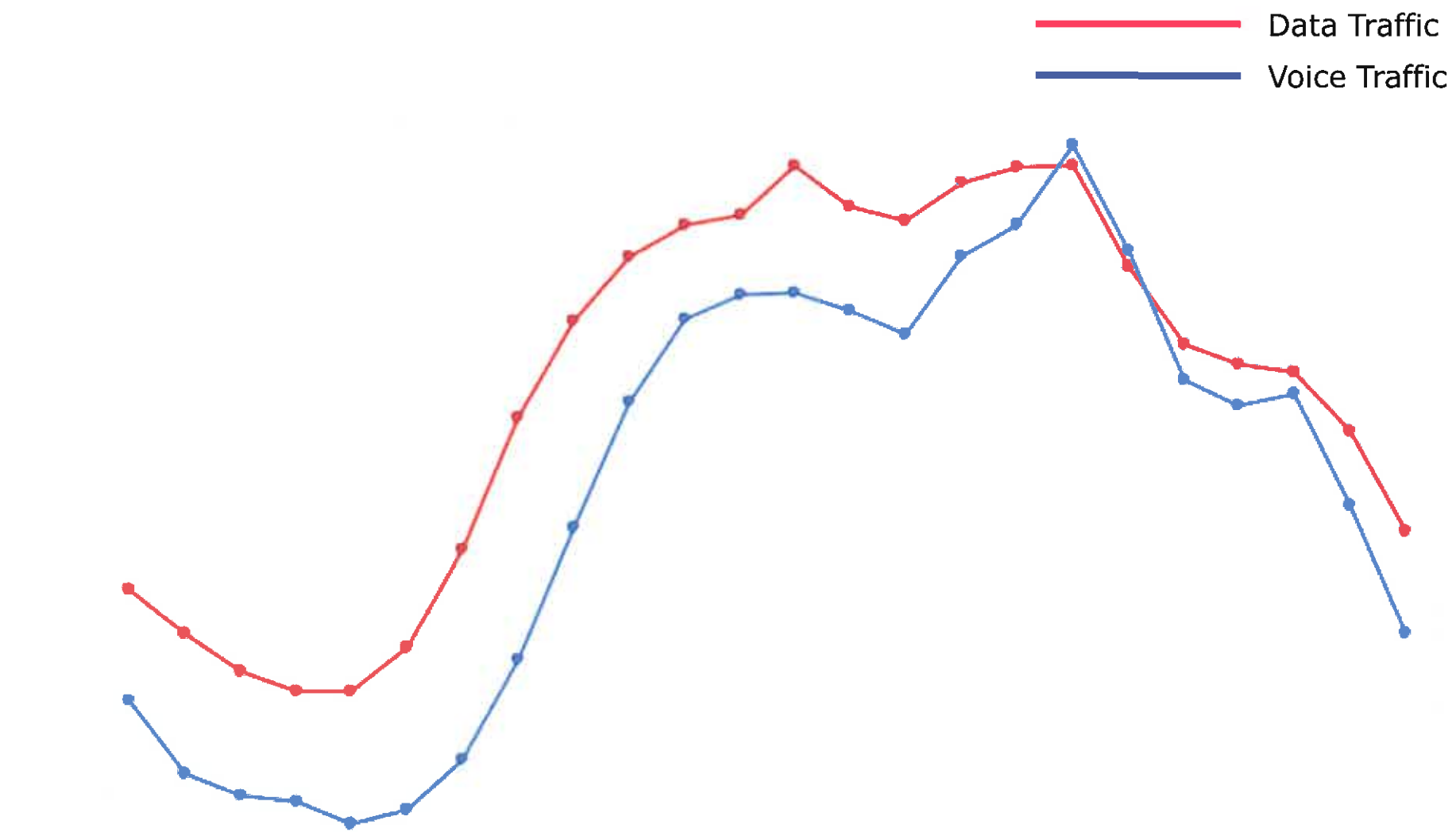
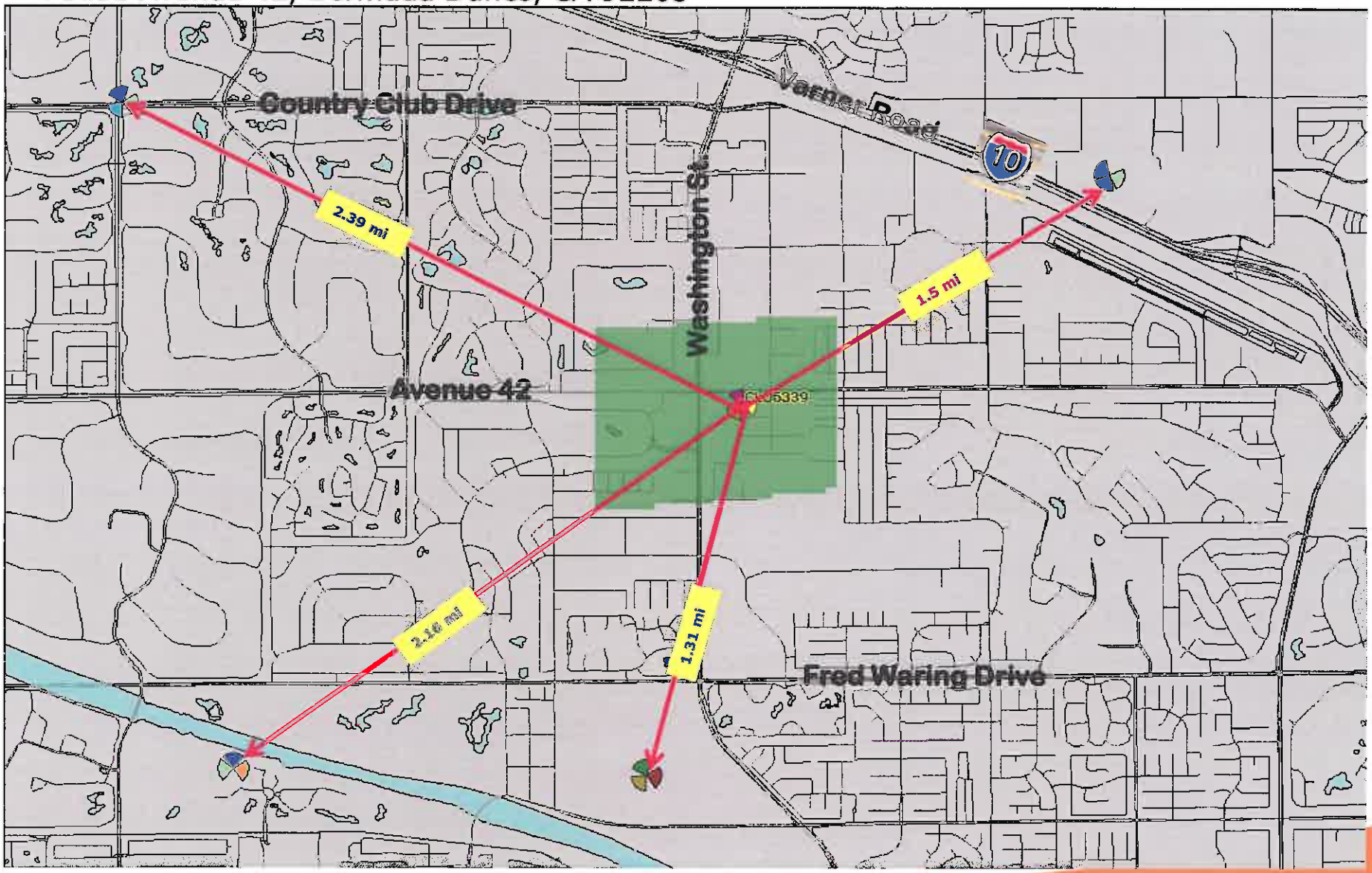


Exhibit 5 - Current 24-Hour Traffic Profile for the Location of RS0396/CLU6339



Service Improvement Objective (RS0396/CLU6339)

78135 Avenue 42, Bermuda Dunes, CA 92203



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42577
Project Case Type (s) and Number(s): Plot Plan No. 25311
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: AT&T
Applicant's Address: 12900 Park Plaza Dr., 3rd Floor, Cerritos, CA 90703
Engineer's Name: Smartlink, LLC
Engineer's Address: 18301 Von Karman, Suite 910, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

A. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

B. Total Project Area: 1,225 square feet on a 1.14 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: 1,225 square foot lease area			

C. Assessor's Parcel No(s): 609-500-001

D. Street References: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane.

E. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 7 East, Section 18

F. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a church and it is surrounded by single family residences to the north, south, and east, and commercial retail center to the west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the Community Development: Medium Density Residential (CD:MDR) (2-5 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. 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 a fault zone, flood zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents 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 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):** Western Coachella Valley

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)

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: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.

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:** One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000)

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 north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.

II. 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	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

III. 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.

Damaris Abraham
Signature

June 12, 2014
Date

Damaris Abraham
Printed Name

For Juan C. Perez, TLMA Director/Interim Planning Director

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				
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?	☐	☒	☐	☐

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a palm tree and two live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, to minimize the visual impact of the wireless communication facility the equipment shelter has been designed to blend in with the surrounding setting. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: Prior to building permit issuance, the developer/permit holder shall provide a palm frond design that is consistent with the approved plot plan and that covers all antennas (COA 80.PLANNING.4) and the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas (COA 90.PLANNING.8).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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 42.02 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. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
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 within a Riverside County Agricultural Preserve?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

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 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.

Findings of Fact:

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

a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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.

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?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the

AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is 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 Western Coachella 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, 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 wireless communication 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 CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

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?	☐	☐	☒	☐
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, CVMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

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

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not conflict with the provisions of the CVMSHCP.

b-c) Since the project supports suitable nesting bird habitat, a nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season (COA 60.EPD.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the 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. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project				
8. Historic Resources 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?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred for the use of the church existing on site. And the project does not propose the disturbance of a historic site or the demolishing of historic structures. 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

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

is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.18) 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 Resources 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 outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the church existing on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.18) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

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.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore it can be determined that there will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the 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. (COA 10.PLANNING.21) 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.

GEOLOGY AND SOILS Would the project				
11. 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?	☐	☐	☒	☐
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 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02329)

Findings of Fact:

a-b) According to GEO02329, no evidence of active faulting is present in the site area and the potential for surface fault rupture at the site is nil. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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?	☐	☐	☒	☐

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02329)

Findings of Fact:

a) According to GEO02329, the potential for seismically induced liquefaction at the site is very low. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02329)

Findings of Fact:

According to GEO02329, no evidence of active faulting is present in the site area and the potential for surface fault rupture at the site is nil and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02329)

Findings of Fact:

a) According to GEO02329, the potential for slope related hazards, such as landslides, rockfall, or debris flow is nil. The project will have less than significant impact.

	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.

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: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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, County Geologist review (GEO02329)

a) According to GEO02329, the potential for tsunami or seiche damage is nil. The project will have less than significant impact.

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?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Project Application Materials, Building and Safety – Grading Review

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

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 waste water?	☐	☐	☐	☒

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

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 Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 50 foot high palm tree within a 1,225 square foot lease area. The installation of the monopalm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management

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

Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☒	☐
b) Require review by the Airport Land Use Commission?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) development review, report dated May 12, 2014

a-b) The project site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Under the delegation of the Riverside County Airport Land Use Commission (ALUC), ALUC staff reviewed the proposed project and found it be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. (COA 10.PLANNING.23 and 90.PLANNING.10) These are standard conditions and are not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

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
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 Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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)?	☐	☐	☐	☒

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

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 or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not 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. Therefore, there is no significant impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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 and odors). Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 water body?	☐	☐	☒	☐

Source: 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

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not 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. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) Because of the small size and limited development of the project site, 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. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

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?	☐	☐	☒	☐
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) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) in the Western Coachella Valley Area

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

Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Palm Desert sphere of influence. The project has been transmitted to the City of Palm Desert. No information provided suggested that the proposed project would affect land uses within Hemet or adjacent city or county boundaries.

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?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the 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 proposed project is consistent with the site's existing zoning of One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000). The project is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 50 foot high palm 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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 Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Airport Noise 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 ☒ 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 "Airport Locations," County of Riverside Airport Facilities Map, Airport Land Use Commission (ALUC) development review, report dated May 12, 2014

Findings of Fact:

a-b) The project site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Under the delegation of the Riverside County Airport Land Use Commission (ALUC), ALUC staff reviewed the proposed project and found it to be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. The project will have less than significant impact as it will not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials

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

Findings of Fact: The project site is located adjacent to Avenue 42. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources are anticipated to impact the project site. There will be no significant impact.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

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

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 50 foot high monopalm with an equipment shelter in a 1,225 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. The project will have no significant impact.

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

Findings of Fact: 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.4) 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.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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.

38. Schools	☐	☐	☒	☐

Source: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: 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 Desert Sands 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.5) 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.

39. Libraries	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) 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.

40. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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
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)?	☐	☐	☐	☒

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project is a 50 foot high monopalm with an equipment shelter in a 1,225 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a County Service Area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	☐	☐	☐	☒

Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
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 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	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 significant 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 significant 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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	☐	☐	☐	☒

Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 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-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant 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.

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: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

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?	☐	☐	☐	☒
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 County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

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
48. 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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

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 Materials

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California history or prehistory?				

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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.

51.	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)?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: 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.

V. 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

VI. 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.

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EA.PP25311

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

(Modified per DH on 8/11/14.)

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

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

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. 25311 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25311, Exhibit A, (Sheets 1-9), Amended No. 1, dated August 11, 2014.

(Modified per DH on 8/11/14.)

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25311 proposes to construct, operate and maintain a 50 foot top of structure monopalm on an existing site. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the following included 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.

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10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

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 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

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.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.

c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the approrpriate NFPA ratings.

e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.

f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.

g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.

h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 2 PP25311 - COMMENTS RECOMMND

Plot Plan 25311 is proposing to construct an unmanned wireless communications facility without any plumbing. If plumbing is proposed in the future, the applicant shall

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PP25311 - COMMENTS (cont.) RECOMMND

be required to contact the Department of Environmental Health (DEH), Land Use program, to obtain information regarding water and wastewater requirements.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: EBI Consulting
21 B Street
Burlington, MA 01803

Noise Study: "Environmental Noise Assessment Report site No. RS0396, Palm Desert Church of Christ, 78135 Avenue 42, Bermuda Dunes, CA" dated July 30, 2013, EBI Project No. 81130001

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP 25311 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 31, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 245311 is a proposal to construct, operate and maintain a 50 foot top of structure monopalm in Coachella Valley area. The site is located northerly of Sombrero Court, southerly of 42 Avenue, easterly of Washington Street, and westerly of Yucca Lane.

It should be noted that the District's review is limited to the water quality aspects. The flood hazard aspect will be reviewed by the Coachella Valley Water District and or the Transportation Department.

The development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders. Therefore, a Water Quality Management Plan (WQMP) is not required at this time. The District has no objections to

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

the proposal as shown on the exhibit.

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.

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. 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 - 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. 5 USE - MAX HEIGHT RECOMMND

The proposed monopalm to be located within the property shall not exceed a height of 50 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 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.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 609-500-001 (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. 11 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 monopalm (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. 12 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

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - SITE MAINTENANCE CT (cont.) RECOMMND

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. 13 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. 14 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. 16 USE - MAINTAIN FRONDS RECOMMND

The proposed monopalm shall be kept in good repair. The fronds shall remain in good condition. If at any time the fronds are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 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:

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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.

10.PLANNING. 19 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

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 20 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 life of this permit.

10.PLANNING. 21 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:

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LOW PALEO (cont.) RECOMMND

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LOW PALEO (cont.) (cont.) RECOMMND

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. 22 USE - GEO02329 RECOMMND

County Geologic Report (GEO) No. 2329, submitted for this project (PP25311) was prepared by Toro International and is entitled: "Geologic Hazard Evaluation for AT&T Wireless Monopalm and Equipment Shelter, Palm Desert Church of Christ - RS-396, 78135 Avenue 42, Bermuda Dunes, California", dated May 31, 2013. In addition, Toro prepared "Response to County of Riverside, Review Comments, County Geologic
report No. 2329, Geotechnical hazard Evaluation for AT&T Wireless Monopalm and Equipment Shelter, Palm Desert Church of Christ Site, RS0396, 78135 Avenue 42, Bermuda Dunes, California", dated October 18, 2013

GEO02329 concluded:

1.No evidence of active faulting is present in the site area.

2.The potential for surface fault rupture at the site is nil.

3.The potential for seismically induced liquefaction at the site is very low.

4.The potential for slope related hazards, such as landslides, rockfall, or debris flows is nil.

5.The potential for tsunami or seiche damage is nil.

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - GEO02329 (cont.) RECOMMND

GEO02329 recommended:

1.The proposed structures should be designed in accordance with
applicable code requirements.

GEO No. 2329 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2329 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 23 USE - ALUC CONDITIONS RECOMMND

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 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 but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - ALUC CONDITIONS (cont.) RECOMMND

grains, sunflower, and row crops, artificial marches, incinerators, and fly ash disposal.

d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3.The "Notice of Airport in Vicinity" shall be provided to all potential purchasers and tenants of any habitable buildings thereon.

4.The Federal Aviation Administration (FAA) has conducted aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-4836-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, any such lighting shall be installed in accordance with the FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

5.The maximum height of the proposed structure shall not exceed 50 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed above 158 feet above mean sea level.

6.The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power of the proposed facility shall not be amended without further review by the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

7.Temporary construction equipment used during actual construction of the facility shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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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 - 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. 11 USE - LC 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.TRANS. 12 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION

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10. GENERAL CONDITIONS

10.TRANS. 12 USE - LC VIABLE LANDSCAPING (cont.) RECOMMND

INSTALLATION INSPECTIONS."

10.TRANS. 13 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site http://www.rctlma.org/planning/content/devproc/landscpe/landscape.html. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

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.

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 or body. Such extensions, if approved, shall be in

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.) RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION NOTAPPLY

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

EPD DEPARTMENT

80.EPD. 1 MAP - 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 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.

FIRE DEPARTMENT

80.FIRE. 1 USE-RAPID ENTRY KEY BOX INEFFECT

Rapid entry key storage cabinet or County approved padlock shall be installed on the outside of the building

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-RAPID ENTRY KEY BOX (cont.) INEFFECT

or gate.

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 August 11, 2014.

(Modified per DH on 8/11/14.)

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. 4 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 6 USE - 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 Transportation Department for review and approval. Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Section 19.410.e. of Ordinance No. 348.

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

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. 15 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.

80.TRANS. 16 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 Transportation Department, Landscape

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Division. Once the Transportation 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.TRANS. 19 USE - LC LANDSCAPE INSPTN DPST 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 Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS INEFFECT

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.

90.FIRE. 2 USE-CONTACT INFO RECOMMND

Please provide information indicating contact event of an emergency. Post information on gate leading to wireless facility. Please ensure that materials used for posting are weather-proof/resistant.

90.FIRE. 3 USE-ADDRESS INEFFECT

Display address in a prominent location on the bulding or wall. Numbers shall be a minimum of 12" in height.All addressing must be legible, of contrasting color with the background and to be visible from the street.

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-ACCESS INEFFECT

Fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaed so as to provide all-weather driving capabilities.

PLANNING DEPARTMENT

90.PLANNING. 1 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. 4 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. 25311 has been calculated to be 0.03 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.

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

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.

If a co-located facility (additional 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. 8 USE - PALM FRONDS RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the monopalm contains a minimum of 80 fronds and the fronds are designed and placed in such a manner that cover all of the antennas. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, 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 Plot Plan No. 25311 is calculated to be 0.03 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

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE (cont.) RECOMMND

subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 10 USE - ALUC CONDITION RECOMMND

Within five (5) days after construction of the facility reaches its greatest height, Form 7460-2, 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. 8 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 the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 9 USE LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the

PLOT PLAN:TRANSMITTED Case #: PP25311 Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE LNDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 10 USE - LC COMPLY W/ LNDSCP/ IRR 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/
DEVELOPMENT REVIEW TEAM
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 12, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control 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
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Information Technology
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning Commissioner
ALUC
Bermuda Dunes Airport
Bermuda Dunes Community Council
City of Palm Desert Planning Department
Desert Sands Unified School District
Coachella Valley Water District

PLOT PLAN NO. 25311 – EA42577 – Applicant: AT & T – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Bermuda Dunes District Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC), High Density Residential (HDR) (8-14 DU/AC) – Location: Northerly of Sombrero Court, easterly of Washington Street, southerly of 42 Avenue and westerly of Yucca Lane – 1 Gross Acres - Zoning: One Family Dwellings (R-1) - **REQUEST:** Proposed to construct, operate and maintain a 50 foot top of structure monopalm. APN: 609-500-001

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on April 4, 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 **Damaris Abraham,** Project Planner, at **(951) 955-5719** or email at **dabraham@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.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 14, 2014

TO:
Riv. Co. Transportation Dept. – Landscaping Section

PLOT PLAN NO. 25311, AMENDED NO. 1 – EA42577 – Applicant: AT & T – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Bermuda Dunes District Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC), High Density Residential (HDR) (8-14 DU/AC) – Location: Northerly of Sombrero Court, easterly of Washington Street, southerly of 42 Avenue and westerly of Yucca Lane – 1 Gross Acres - Zoning: One Family Dwellings (R-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator and tank in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. – APN: 609-500-001

Please review the attached map(s) and/or exhibit(s) for the above-described project by May 5, 2014. 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**.

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.

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

RECEIVED
MAY 12 2014
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

May 12, 2014

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

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

Ms. Damaris Abraham, Assistant Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
[VIA HAND DELIVERY]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.:	ZAP1055BD14
Related File No.:	PP 25311
APN:	609-500-001

Dear Ms. Abraham:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal for the establishment of an unmanned telecommunications facility consisting of antennas on a 50-foot high monopalm, with associated equipment shelter, on a 505 square foot lease area within a 1.14-acre parcel owned by the Palm Desert Church of Christ located southerly of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, in the unincorporated community of Bermuda Dunes.

The site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Given the site's proximity to the runway (approximately 6,410 feet), the applicant filed Form 7460-1 with the Federal Aviation Administration Obstruction Evaluation Service and obtained a "Determination of No Hazard to Air Navigation."

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new 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 but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the property and tenants of any habitable buildings thereon.

4. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-4836-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.

5. The maximum height of the proposed structure shall not exceed 50 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed 158 feet above mean sea level.

6. The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power 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.

7. 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.

8. 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 Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity
FAA Aeronautical Study No. 2013-AWP-4836-OE

cc: Jeffrey McConnell, Smartlink LLC, Irvine (representative)
Palm Desert Church of Christ – Attn.: Dan Johnson (property owner)
Smartlink LLC – Annapolis MD (payee)
Mike Smith, Manager, Bermuda Dunes Executive Airport
ALUC Staff

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1055BD14\ZAP1055BD14LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, 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 purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-4836-OE

Issued Date: 09/19/2013

ATT Mobility LLC
John Monday
2200 N Greenville Avenue
Richardson, TX 75082

**** 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:	Monopole RS0396
Location:	Palm Desert, CA
Latitude:	33-44-34.50N NAD 83
Longitude:	116-18-05.50W
Heights:	108 feet site elevation (SE)
	50 feet above ground level (AGL)
	158 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)
__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 03/19/2015 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.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-4836-OE.

Signature Control No: 195537235-198544677 (DNE)
Karen McDonald
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

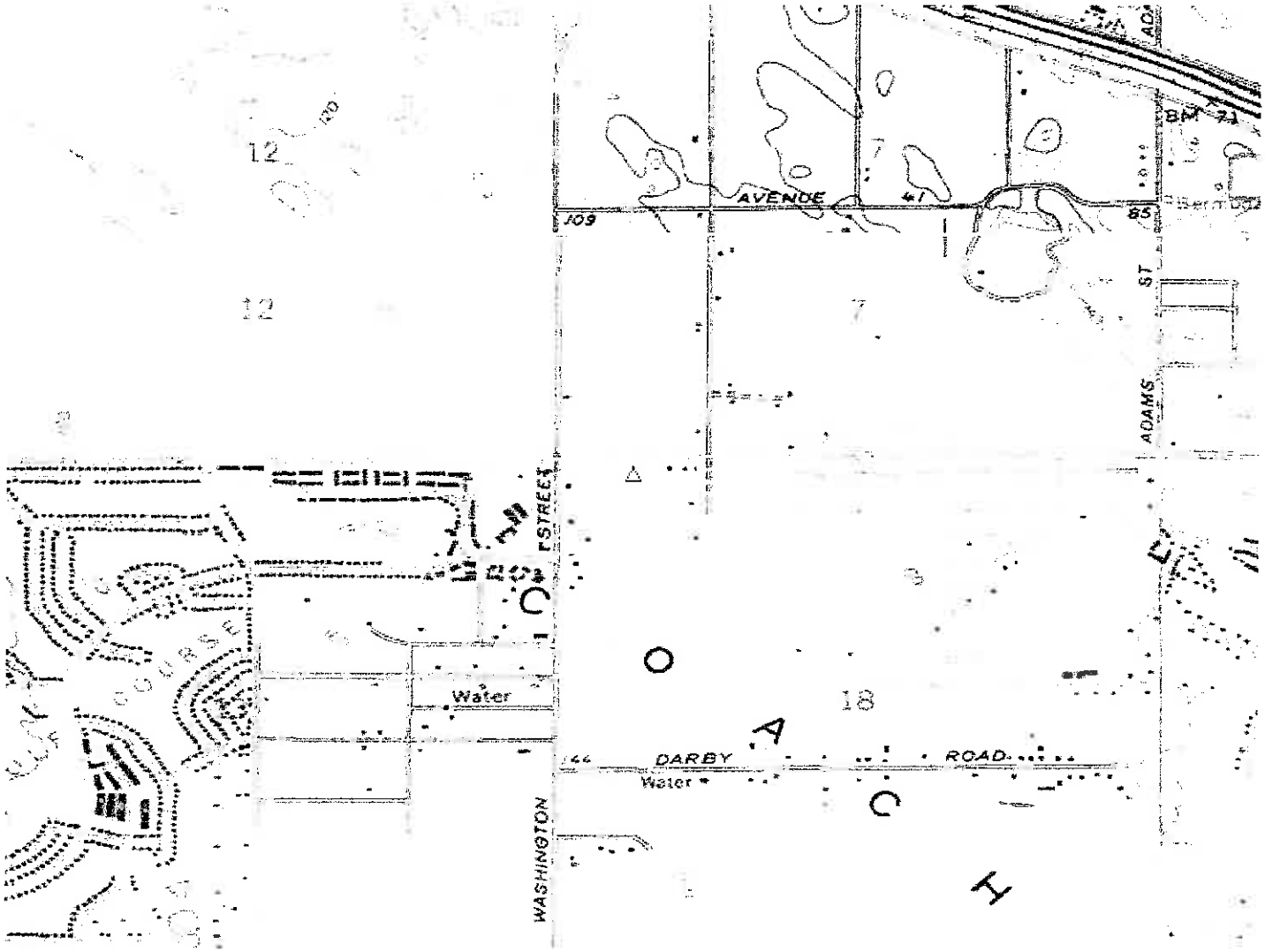
cc: FCC

constructing new monopalm

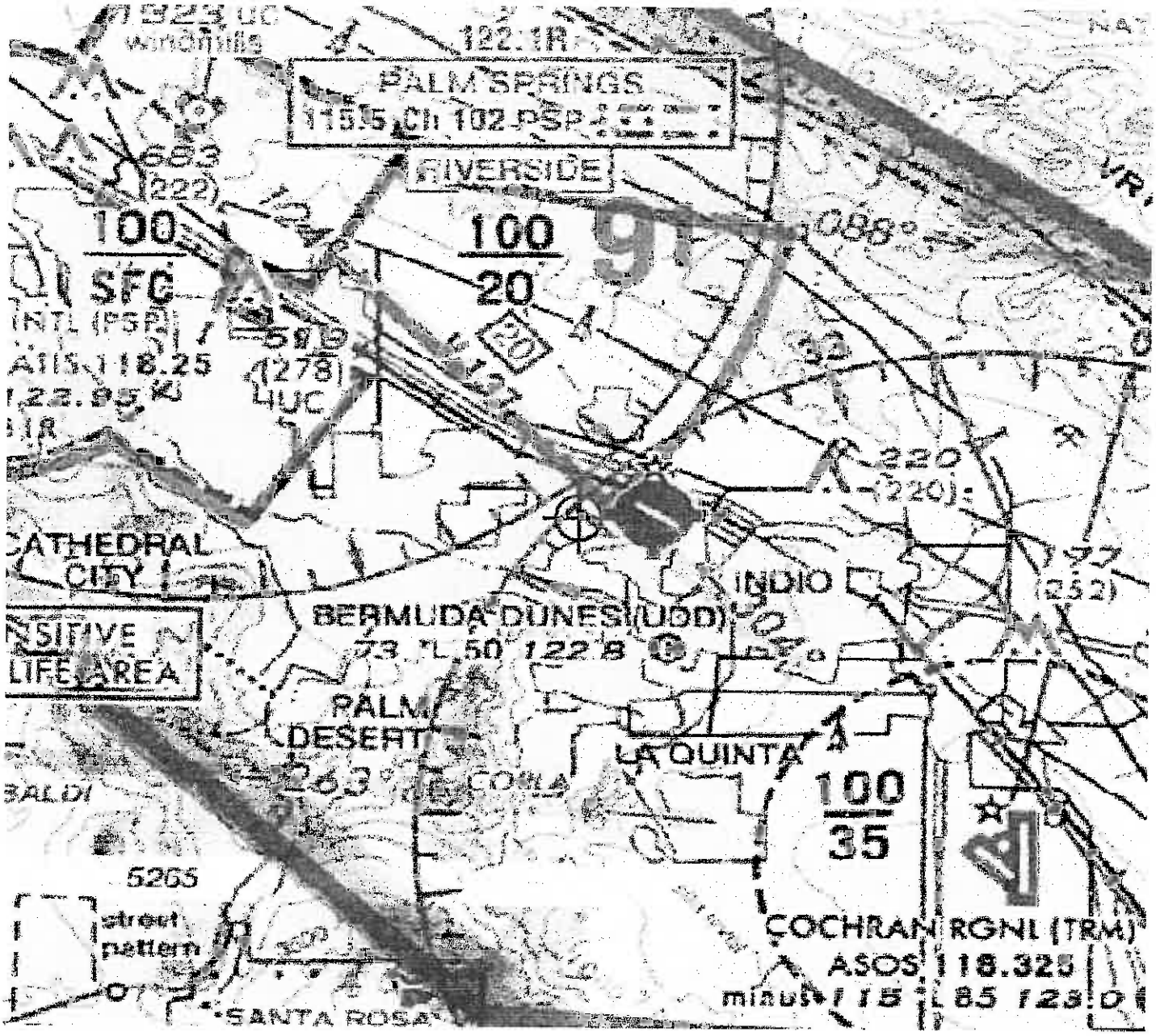
Frequency Data for ASN 2013-AWP-4836-OE

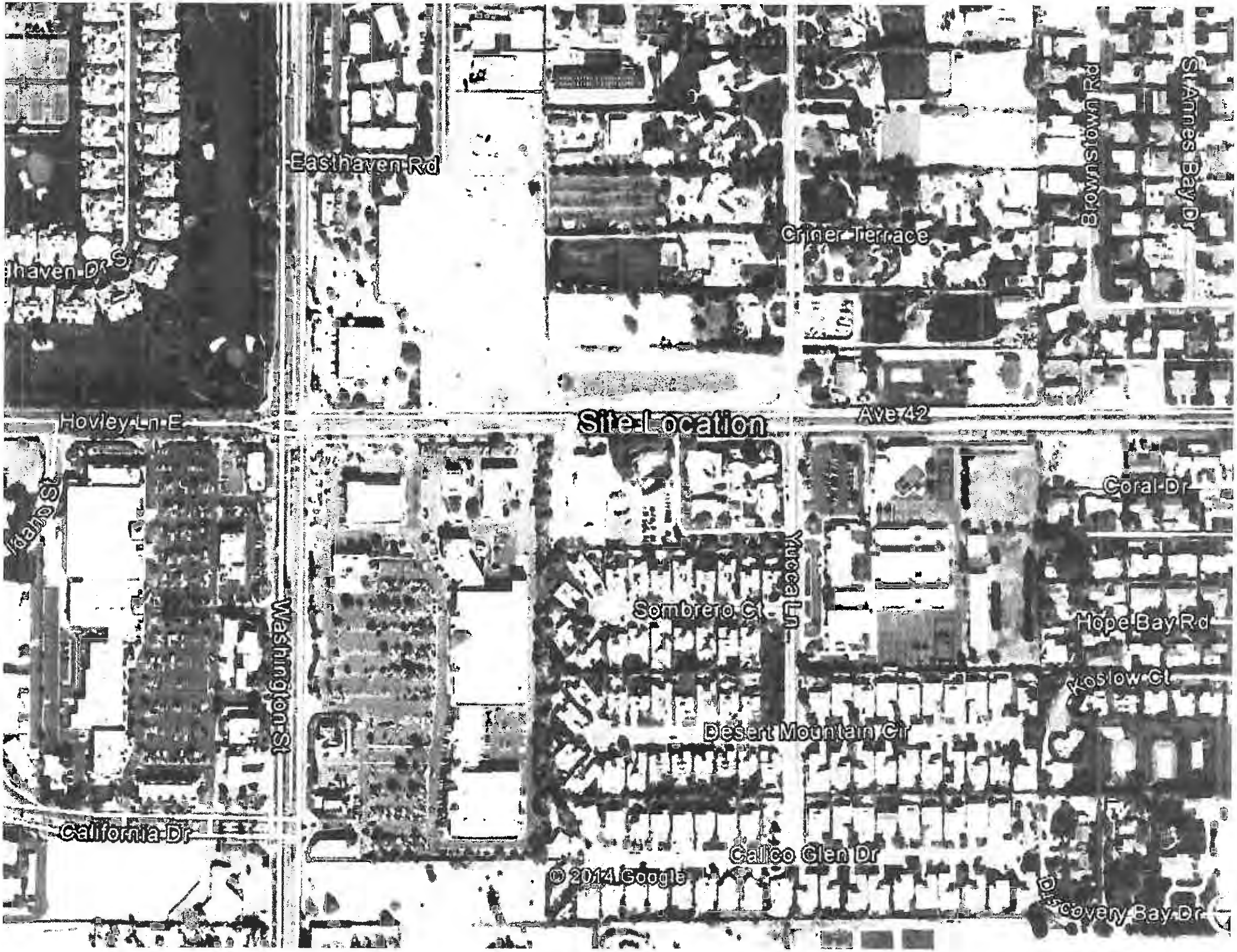
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

Verified Map for ASN 2013-AWP-4836-OE



Sectional Map for ASN 2013-AWP-4836-OE

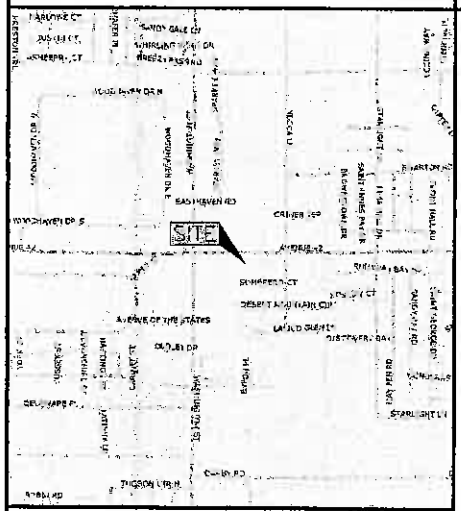



Easthaven Rd
Criner Terrace
Brownstown Rd
St Annes Bay Dr
Site Location
Ave 42
Hovley Ln E
Coral Dr
Yucca Ln
Sombrero Ct
Hope Bay Rd
Washington St
Desert Mountain Cir
California Dr
Calico Glen Dr
© 2014 Google

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

NOT FOR CONSTRUCTION

VICINITY MAP (NOT TO SCALE)



GENERAL NOTES

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF BTS EQUIPMENT AND ANTENNAS.
2. SIGNALS FROM THE ANTENNA SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES. ALL ITEMS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.
3. THIS IS AN UNMANNED FACILITY – NO SOLID WASTE. THE SITE WILL CREATE NO TRASH, THUS REQUIRES NO DUMPSTER.
4. DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
5. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQ'D.

PROJECT INFORMATION

SITE NAME:	PALM DESERT CHURCH OF CHRIST
SITE NO.:	RS0396
SITE ADDRESS:	78135 AVENUE 42 BERMUDA DUNES, CA 92203
ZONING DISTRICT:	ZONING DISTRICT: R-1 & R-1-12000 (ONE-FAMILY DWELLINGS) OVERLAY DISTRICT: BERMUDA DUNES NEIGHBORHOOD PRESERVATION DISTRICT
TAX ID:	609-500-001-5
PLOT PLAN NO:	25311
PROPOSED USE:	WIRELESS TELECOMMUNICATION FACILITY
PROPERTY OWNER:	PALM DESERT CHURCH OF CHRIST C/O DAN T. JOHNSON 134 VISTA ROYALE PALM DESERT, CA 92260
PROPOSED STRUCTURE HEIGHT:	50'-0"± AGL (TOP OF POLE)
PANEL ANTENNA RAD CENTER:	44'-0"± AGL
COORDINATES:	LATITUDE: 33°44'36.8556" N LONGITUDE: 116°18'4.341" W
GROUND ELEVATION:	112'± A.M.S.L. (USGS GETELEVATION)

SETBACKS AND HEIGHT:

THE SETBACK AND HEIGHT LIMITATIONS FOR THE PROPOSED WIRELESS FACILITY WILL BE IN ACCORDANCE WITH SECTION 19.410e & m. OF ORDINANCE NO. 348.

PROPOSED GENERATOR:

THE PROPOSED DIESEL GENERATOR MAKE AND MODEL T.B.D. PER JURISDICTION REQUIREMENTS. A NOISE STUDY REPORT TO BE CONDUCTED PER DETERMINE MAKE AND MODEL ALONG WITH MAINTENANCE/TESTING TIMES AND DURATIONS.

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE FOLLOWING:

1. (2) NEW LEASE AREAS TOTALLING ±1225 SQ FT.
2. INSTALLATION OF NEW EQUIPMENT SHELTER AND NEW DIESEL GENERATOR AT GRADE.
3. INSTALLATION OF (12) PANEL ANTENNAS ON NEW 50' STEALTH MONOPALM W/ MIN. 80 PALM FRONDS.
4. INSTALLATION OF (24) RRH'S AND (4) DC SURGE SUPPRESSORS BEHIND NEW PANEL ANTENNAS.
5. INSTALLATION OF (1) GPS ANTENNA.
6. INSTALLATION OF INDOOR EQUIPMENT CABINETS WITHIN NEW EQUIPMENT SHELTER.
7. INSTALLATION OF NEW U/G POWER & TELCO UTILITIES TO NEW EQUIPMENT SHELTER IN UTILITY EASEMENT.
8. INSTALLATION OF NEW FIBER/POWER CABLES ROUTED FROM NEW EQUIPMENT SHELTER TO NEW RRH'S.
9. INSTALLATION OF (2) LIVE PALM TREES & NEW IRRIGATION.

PROJECT TEAM

APPLICANT:
AT&T
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
626 C ADMIRAL DRIVE, SUITE 313
ANNAPOLIS, MD 21401
PH: 410-263-5465
FAX: 410-263-5470

A&E:
EBI CONSULTING
21 B STREET
BURLINGTON, MA 01803
PHONE: 781-273-2500
FAX: 781-273-3311

SITE ACQUISITION:
ALEXIS HADLEY
PH: 949-838-7313

ZONING:
CINDY LEINART
PH: 714-293-7800

RF ENGINEER:
ADIL QAZI
PH: 714-624-8957

CONSTRUCTION:
KYLE LOCKE
PH: 951-359-2240

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	PLOT PLAN & NOTES
Z-2	SITE PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
L-1	LANDSCAPING PLAN
C-1	SITE SURVEY

APPROVALS

NAME	SIGNATURE	DATE
LEASING/SITE ACQUISITION		
RF ENGINEER		
SITE OWNER/LANDLORD		
CONSTRUCTION		
ZONING		

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

APPLICANT:
at&t
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CERRITOS, CA 90703

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5	11/05/13	COUNTY COMMENTS	TB
6	03/25/14	PARKING SPACE REVISIONS	TB

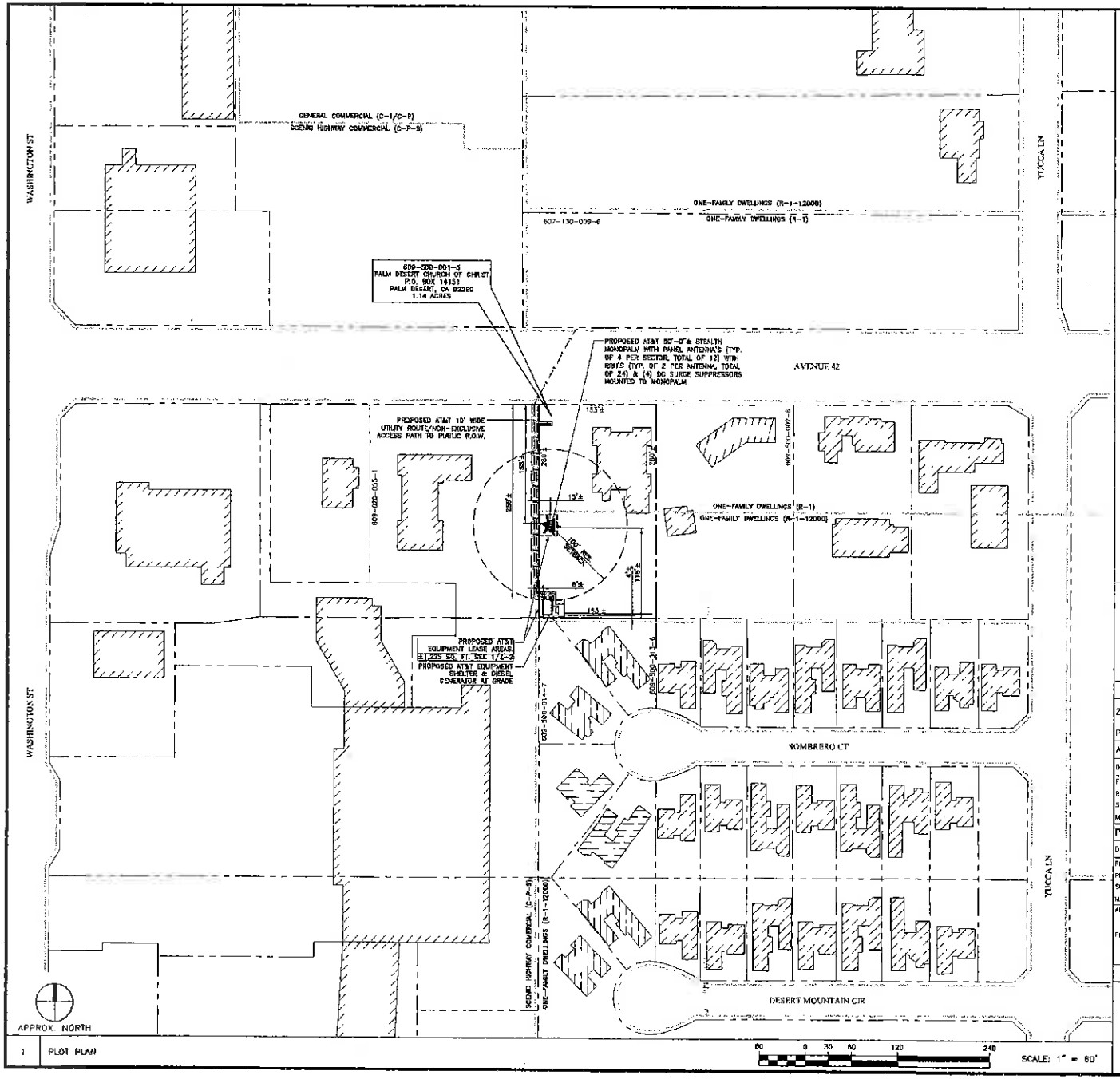
EBI JOB NO:
81130001

SITE INFO:
SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:
TITLE SHEET

DRAWN BY: LV
CHECKED BY: TB
DATE: 01/24/12

SHEET NO:
T-1



1 PLOT PLAN

NOT FOR CONSTRUCTION

SETBACK/HEIGHT LIMITATION NOTES:

1. SETBACKS AND HEIGHT LIMITATIONS SHOULD BE IN ACCORDANCE WITH SECTION 19.410.C&M, OF ORDINANCE NO. 348:
   a. SETBACKS – DISGUISED WIRELESS COMMUNICATION FACILITIES IN OR ADJACENT TO RESIDENTIAL ZONE CLASSIFICATIONS SHALL BE SETBACK FROM HABITABLE DWELLINGS A DISTANCE EQUAL TO TWO HUNDRED (200) PERCENT OF THE FACILITY HEIGHT OR SHALL BE SETBACK FROM RESIDENTIAL PROPERTY LINES A DISTANCE EQUAL TO ONE HUNDRED (100) PERCENT OF THE FACILITY HEIGHT, WHICHEVER IS GREATER.
   b. HEIGHT RESTRICTION – DISGUISED WIRELESS COMMUNICATION FACILITIES IN RESIDENTIAL ZONE CLASSIFICATIONS SHALL NOT EXCEED FIFTY (50) FEET.

NOTES:

1. PLOT PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD DIMENSIONS/NOTES, AERIAL PHOTOS & EXISTING PARCEL MAPS AVAILABLE FROM THE RIVERSIDE COUNTY GIS DATABASE AND LISTED BYLAWS. ALL INFORMATION SHOWN IS APPROXIMATE ONLY AND SUBJECT TO ANY CONDITION THAT A SURVEY MAY REVEAL.
2. ALL SETBACKS SHOWN ARE FROM PROPOSED ANTENNAS & EQUIPMENT TO EXISTING PROPERTY LINES.

ZONING INFORMATION

ZONING DISTRICT: R-1 & R-1-12000

PLOT PLAN NO.: 25311

ANTENNAS (SEE SETBACK & HEIGHT LIMITATIONS ABOVE):

DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	20'	195'±
REAR YARD SETBACK:	10'	118'±
SIDE YARD SETBACK:	5'	15'±
MAXIMUM ZONING HEIGHT:	50'	50'

PROPOSED EQUIPMENT SHELTER:

DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	20'	256'±
REAR YARD SETBACK:	10'	6'±
SIDE YARD SETBACK:	5'	4'±
MAXIMUM ZONING HEIGHT:	50'	10.5'±

APPLICANT:	AT&T 12900 PARK PLAZA DRIVE CERRITOS, CA 90703
PROPERTY OWNER:	PALM DESERT CHURCH OF CHRIST C/O DAN T. JOHNSON 134 VISTA ROYALE PALM DESERT, CA 92260

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ABUTTERS
- ZONING DISTRICT BOUNDARY LINE
- TOWN BOUNDARY LINE
- EXISTING BUILDINGS

APPLICANT:
at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
626 C ADMIRAL DRIVE, SUITE 313
ANNAPOLIS, MD 21401
PH: (410) 263-5465
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PREPARED BY:
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21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | Fax: (781) 273-3311
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6	03/25/14	PARKING SPACE REVISIONS	TB

EBI JOB NO:
81130001

SITE INFO:

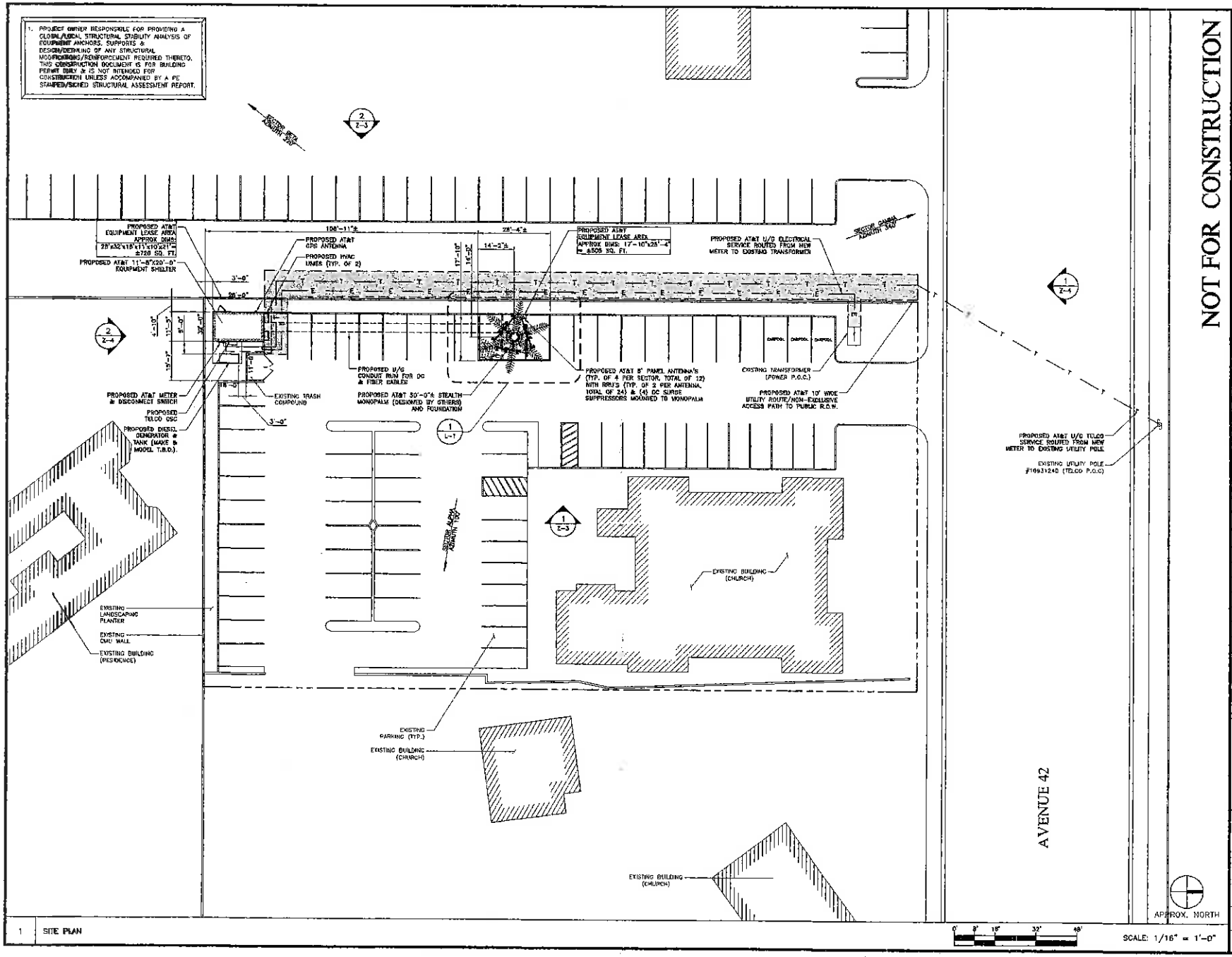
SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:
PLOT PLAN
& NOTES

DRAWN BY: LV
CHECKED BY: TB
DATE: 01/14/12

SHEET NO:
Z-1

1. PROJECT OWNER RESPONSIBLE FOR PROVIDING A GLOBAL/LOCAL STRUCTURAL STABILITY ANALYSIS OF EQUIPMENT ANCHORS, SUPPORTS & DESIGN/DETAILING OF ANY STRUCTURAL MODIFICATIONS/REINFORCEMENT REQUIRED THERETO. THIS CONSTRUCTION DOCUMENT IS FOR BUILDING PERMIT ONLY & IS NOT INTENDED FOR CONSTRUCTION UNLESS ACCOMPANIED BY A PE STAMPED/SIGNED STRUCTURAL ASSESSMENT REPORT.



1 SITE PLAN

NOT FOR CONSTRUCTION

APPLICANT:
at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
626 C ADMIRAL DRIVE, SUITE 313
ANNAPOLIS, MD 21401
PH: (410) 263-5460
FAX: (410) 263-5470

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5	11/06/13	COUNTY COMMENTS	TB
6	03/25/14	PARKING SPACE REVISIONS	TB

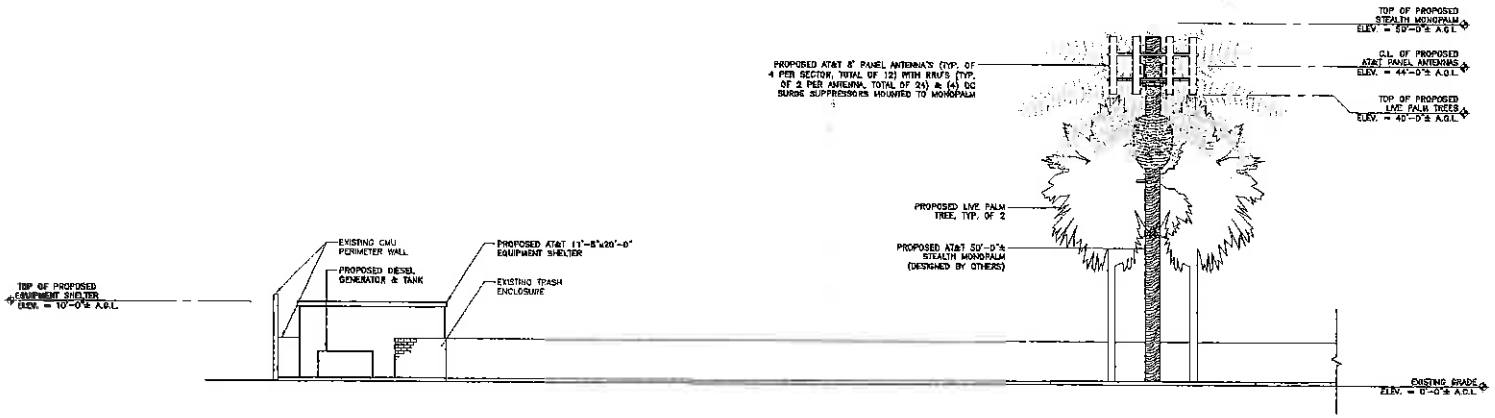
EBI JOB NO:
81130001

SITE INFO:
SITE NAME:
PALM DESERT CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:
SITE PLAN

DRAWN BY: LV
CHECKED BY: TB
DATE: 01/14/13
SHEET NO: Z-2

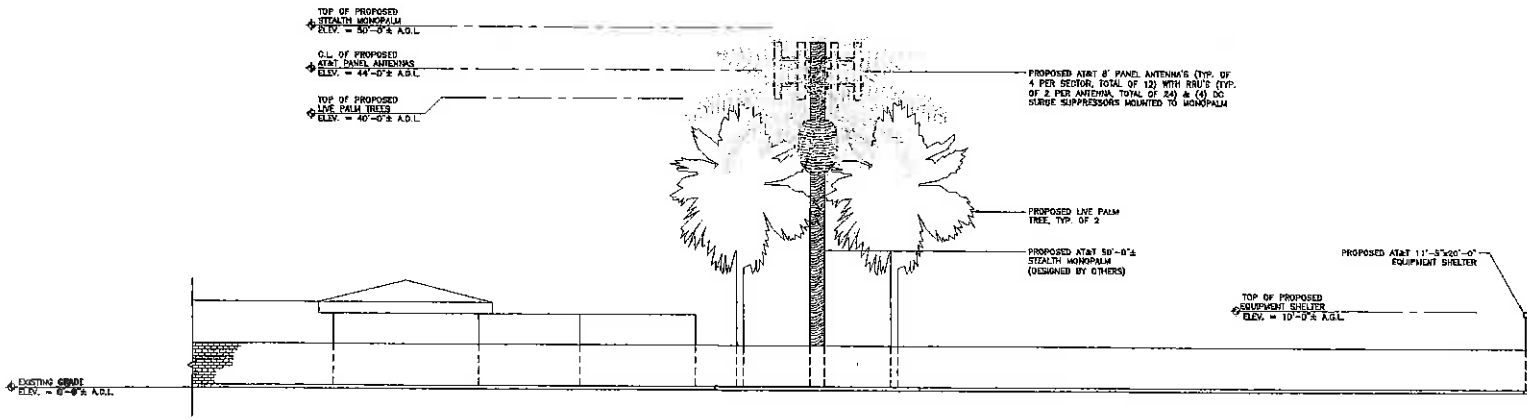
NOT FOR CONSTRUCTION



1 EAST ELEVATION

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"

APPLICANT:

at&t

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

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5	11/05/13	COUNTY COMMENTS	TB
6	03/25/14	PARKING SPACE REVISIONS	TB

EBI JOB NO:

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SITE INFO:

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:

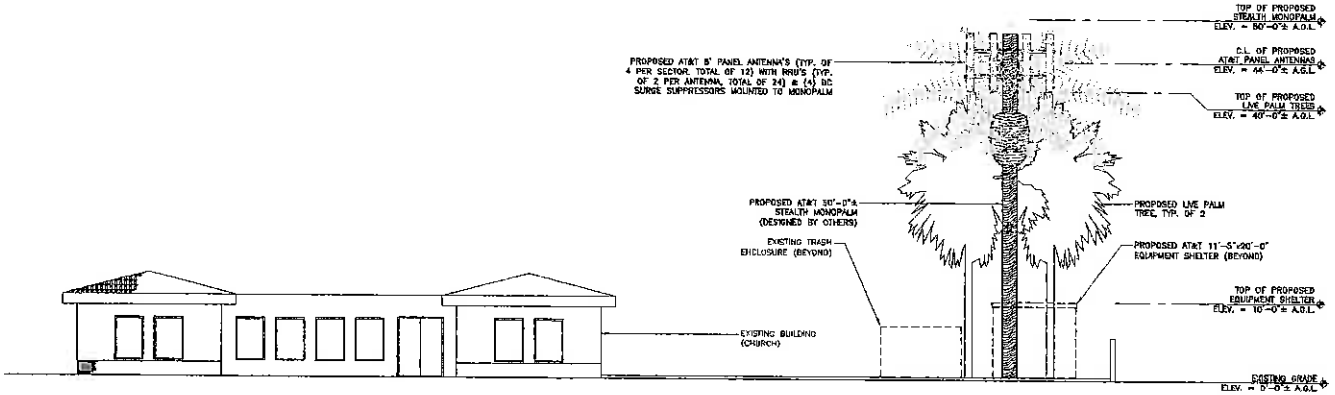
ELEVATIONS

DRAWN BY: LV
CHECKED BY: TB
DATE: 01/24/12

SHEET NO:

Z-3

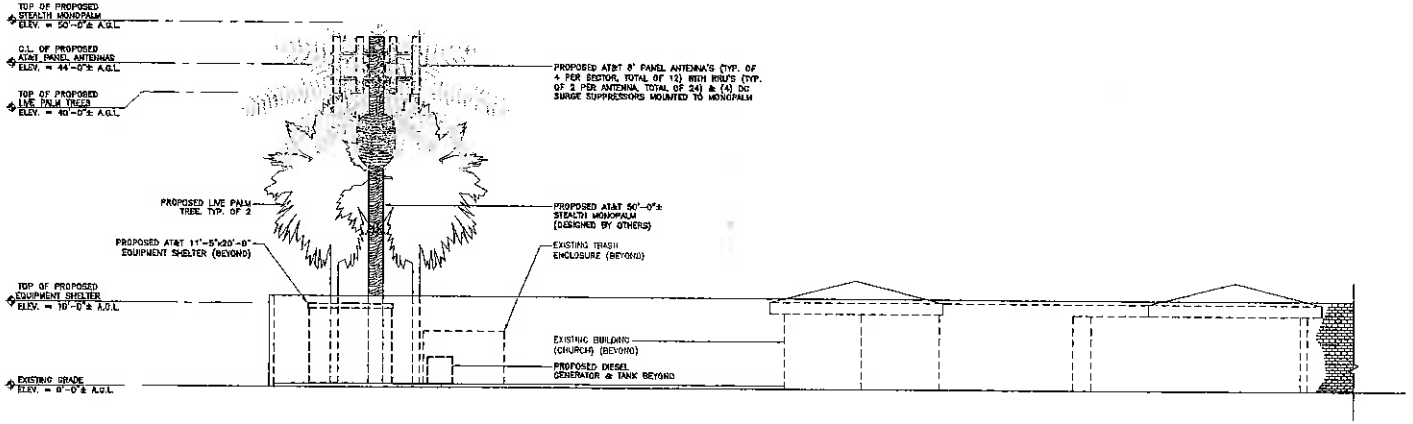
NOT FOR CONSTRUCTION



1 NORTH ELEVATION

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"

APPLICANT:

at&t

12555 Park Plaza Drive
Cerritos, CA 90703

PROJECT COORDINATION & MANAGEMENT:

SMARTLINK LLC.

826 C ADMIRAL DRIVE, SUITE 313
ANNAPOLIS, MD 21401
PH: (410) 263-5465
FAX: (410) 263-5470

PREPARED BY:

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6	03/25/14	PARKING SPACE REVISIONS	TB

EBI JOB NO:

81130001

SITE INFO:

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

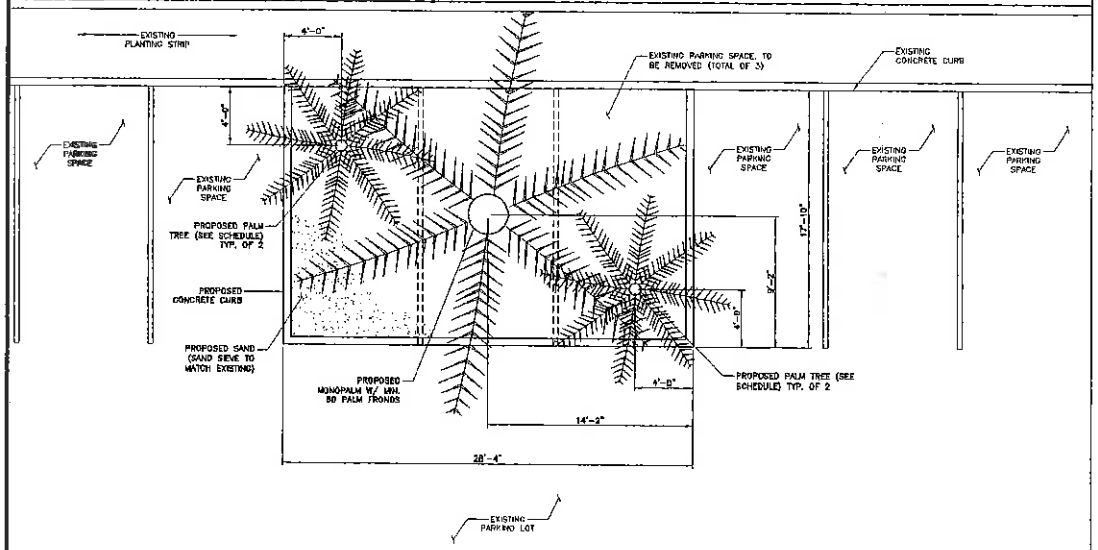
SHEET TITLE:

ELEVATIONS

DRAWN BY: LV
CHECKED BY: TB
DATE: 03/14/12

SHEET NO:

Z-4



APPROX. NORTH

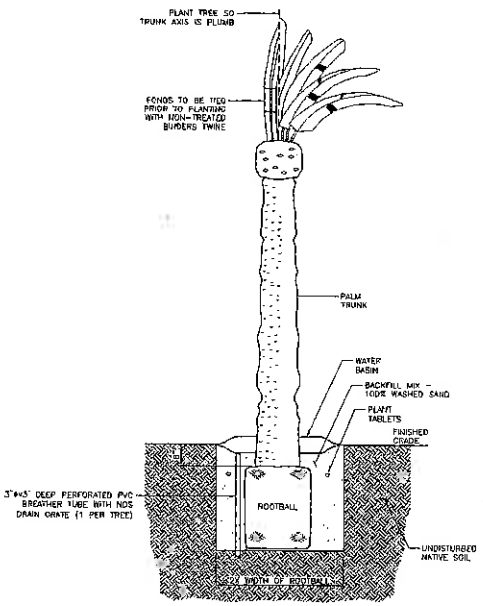
1 LANDSCAPING PLAN

0' 4' 8' 16' 24'

SCALE: 1/8" = 1'-0"

NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY



3 PALM TREE PLANTING DETAIL

SCALE: N.T.S.

NOT FOR CONSTRUCTION

PLANTING SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	TYPE	HEIGHT AT PLANTING	HEIGHT AT MATURITY	SPREAD/CALIPER	SPACING	TREE SYMBOL
2	TRACHYCARPUS FORTUNEI	CHINESE WINDMILL PALM	PALM	VARIES	30' - 40'	8' - 10'	AS SHOWN	

2 PLANTING SCHEDULE

SCALE: 1/8" = 1'-0"

4 SPACE NOT USED

SCALE: N.T.S.

APPLICANT:
at&t
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CERRITOS, CA 90703

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2	02/22/13	95% ZONING DRAWINGS	JM
3	05/07/13	REVISED PER COMMENTS	TB
4	07/25/13	REVISED PER COMMENTS	LV
5	11/05/13	COUNTY COMMENTS	TB
6	03/25/14	PARKING SPACE REVISIONS	TB

EBI JOB NO:
81130001

SITE INFO:
SITE NAME:
PALM DESERT CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE:
LANDSCAPING PLAN

DRAWN BY: LV
CHECKED BY: TB
DATE: 01/14/12

SHEET NO:
L-1

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: July 31, 2013

To: Demaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven 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

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE INCORPORATED
CERTIFICATION NUMBER 7479 CP
EXPIRES 6-1-2018
PENNSYLVANIA-1960
STEVEN D. HINDE, CIH

Report written by: Steven Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Plot Plan No. 25311 (AT&T wireless telecommunications facility near tower)

Reference Number: **SR# 28073**

Applicant: Jeffery McDonnell
Jeffery McDonnell, Smartlink, LLC on behalf of AT&T
18301 Von Karman Ave., Suite 910
Irvine, CA 92612

Noise Consultant EBI Consulting
21 B Street
Burlington, MA 01803

Review Stage: First Review

Information Provided: "Environmental Noise Assessment Report, site No. RS0396, Palm Desert Church of Christ, 78135 Avenue 42, Bermuda Dunes, CA" dated July 30, 2013, EBI Project No. 81130001

Noise Standards:

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:

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) 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.

c) 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 continuous sound levels" [or, Leq] 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.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. The ambient noise levels are similar to those produced by the diesel generator and 2 heating, ventilation and air conditioning (HVAC) units.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

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.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufactures' standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

5. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

6. The diesel generator is to be placed in an enclosed equipment structure as shown on elevation plan (Z-3). The HVAC units and structure will be next to an existing perimeter wall that will provide sufficient noise attenuation. The noise level will be at or below the ambient noise level.

smartlink On Behalf of at&t

Jeffrey McConnell
Wireless Development Specialist
18301 Von Karman Ave, Ste 910
Irvine, CA 92612
949.933.3918 cellular
949-419-3471 fax
Jeffrey.McConnell@smartlinkllc.com

July 23, 2013

AT&T Project Number: **RS0396**
AT&T Project Name: Palm Desert Church of Christ

City of Riverside
Application for Plot Plan
Alternative Site Analysis

AT&T Wireless is proposing to install a 50' wireless facility disguised as a palm tree. The ancillary equipment will be place within an enclosed shelter and place in the rear of the property. The area that the equipment shelter will take up is currently used as a storage container which will be removed from the premises. The 50' tower and additional palm trees will need to occupy three parking spaces on the west side of the property. Due to setbacks from residential property lines, the tower needed to remain 100' away from the rear property line. The proposed monopalm meets this requirement.

Alternative sites that were analyzed are as follows:

1- City of Palm Desert (Intersection of Michigan Dr. and Idaho St.) – parcel owned by the Homeowners Association of California Avenue was reviewed by the acquisition company and determined that due to the rose garden and limited space for new tower placement, this location was not feasible to locate a new tower. Distance from Sprint signal must have 40' horizontal separation from the existing tower. This places us in the middle of the designated rose garden and therefore not palatable for the owner.

2- The vacant land to the north of the proposed facility was also examined. Landlord contact was made but rejected due to future development plans.

3- The shopping center to the southwest of the Washington Ave./Avenue 42 intersection in the City of Palm Desert jurisdiction was reviewed but denied due to jurisdictional feedback of taking parking spaces for the facility.

4- The shopping center to the southeast of the Washington Ave./Avenue 42 intersection was reviewed as a possible candidate. Unfortunately, we could not get a response from the landlord.

Collocation efforts: Collocation is always examined as a possibility. Unfortunately, there are not any towers within the vicinity where we could feasibly collocate and be able to fill our gap in coverage. T-Mobile has a 50' monopalm in the area. However, the structural capacity of the monopalm would not support the 12 total antennas needed to fill AT&T's gap in coverage and the antenna height availability of 33' would also be insufficient.

Verizon has a 45' monopalm with the same issues of available height with the added difficulty of space. The existing site is behind a take-out place and could not be expanded without going into the parking area and impeding parking and drive aisles.

Sprint/Metro has site with a 65' monopalm with two carriers already on it. We had concerns regarding structural integrity of the pole and the same question of how to screen the 12 panel antennas necessary to fill the gap in coverage on the existing monopalm. In addition, the homeowners association was very hesitant to give up additional land for equipment as the rose garden is in close proximity and a main focal point for the community.

Respectfully submitted,

Jeffrey McConnell, Smartlink LLC

Dear Sir

We are writing to voice our opposition to the proposed cellular telephone tower planned for 78135 Ave 42, Bermuda Dunes. We are the property owners at 78146 Sombrero Ct. Bermuda Dunes. Our property is directly south and adjacent to 78135 Ave 42. The proposal is to install the tower 100' from our property. This would place the tower approximately 120' from our home. We oppose the tower on the basis that it exposes my wife and I, my two children, our neighbors, and the students and faculty at two schools to potentially fatal health risks. As it stands now, the health risk studies used by the FCC are outdated and incomplete. These studies were conducted in 1985, and focused on the thermal effects of RF radiation. The studies fail to address the effects of cumulative exposure over long periods of time, and exposure from multiple sources. There are already **three** cell towers within **¼ mile** of our residence, and a **fourth** is .44 miles from our residence. The proposed tower will be the **fifth**. *The proposed 100' distance will make our home one of the closest private residences (if not the closest) in the country to a cell tower.* This is disturbing and completely unacceptable on many different personal levels. We have a young daughter with Down syndrome. Persons with Down syndrome are more vulnerable to infections, certain kinds of cancer and autoimmune conditions due to an immune system deficiency. One of those forms of cancer being leukemia. There are numerous studies, not recognized by the FCC, that have shown RF radiation increases the risk of leukemia in children.

Additionally, the cell tower would reduce the value of our home, sadly in a neighborhood that has still not fully recovered from the housing down-turn. There are currently 3 properties in our small community either in a foreclosure or pre-foreclose status. Current Real Estate market surveys place the reduced value of a home, located next to a cellular tower between 15 and 30%. We have spoken to three real estate brokers who have said that our home is going to take a major hit due to the stigma that surrounds these towers; people DO NOT want to live next door to them. Since our home will be closer to a cellular tower than almost any other in the country, we believe it is safe to say the loss will be closer to the 30%, an approximate $102,000 loss to our property value. We believe this is an unfair and unjustifiable. This will not only affect our home but will have a negative effect on the value of our neighbor's properties. Since the real estate market relies on comparable values, a loss of $102,000 to our home will subsequently reduce the values of all the homes in this community.

We would also like to address the issue of noise and exhaust emissions. The current plan calls for the installation of a diesel emergency generator. The generator is to be installed much closer to our property-line; I believe the set back is 5'. The plan is to place the tower in one location and the generator in a different location. Riverside county ordinance requires this generator to produce less than 65 decibels at our property line. We do not believe this is possible. Even if the generator is completely enclosed within a shelter, the diesel engine will require fresh intake air, and a place to exhaust emissions. This generator will be exhausting well know and well established carcinogens approximately 25' from our home (our family room and master bedroom).

We understand AT&T has already vetted an alternative site for the installation of their tower, that being the commercial property directly west of the current proposed location. We believe the alternative site is an agreeable compromise. We understand there might me an issue regarding lost

parking spaces, but we believe that the property currently has an abundance of parking spaces. We frequently patronize the commercial establishments on this property, and in the 12 years that we have lived in this community, we have never seen half of the available parking spaces occupied. Additionally there are several landscaped medians that could be utilized. Using an existing landscape median would not require the loss of any parking spaces. Also the proposal is for a disguised tower or "mono-palm". A mono-palm installed on a landscape median would be aesthetically appropriate.

We strongly urge you to deny the proposal of the cell phone tower as it stands. We would encourage you to recommend the re-location of the tower to the commercial property directly west of the currently proposed location, preferably to one of the landscape medians near Washington Street. At this location the traffic noise would drown out any noise emitted from the generator, the RF radiation and exhaust emissions would be diminished due to the greater distance, putting the residents and students of this community at reduced health risks, and this location would also decrease the negative economic impact this tower will bring to this community.

Yours Truly

Peter & Laura Lynn Gregor

Abraham, Damaris

From: Robert Goldhammer <bobbisgold@icloud.com>
Sent: Sunday, August 03, 2014 8:25 AM
To: Abraham, Damaris
Subject: Church Tower

Please Do Not allow the church to have cell phone tower it is to close to 2 schools

Not safe for children or other living things....

Robert Goldhammer

Abraham, Damaris

From: Tammy Fox <tambo57@gmail.com>
Sent: Friday, August 01, 2014 5:59 AM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: Proposed cellphone tower in Bermuda Dunes

We are aware of a proposed cellphone tower to be installed in the parking lot of the Palm Desert Church of Christ, 78-135 Avenue 42. We are long time homeowners in the Sedona Development. Our street backs up to the church and we are opposed to the installation of the cellphone tower in this location.

It is our feeling this tower should not be placed so close to a residential neighborhood. They are a visual eyesore and could impact our property values in addition to potential health risks. It is our understanding there are several other towers in the area and our AT&T reception is adequate.

We request that you consider the impact on the homeowners and represent our interests on this matter by rejecting the installation of this cellphone tower. Thank you.

Douglas and Tammy Fox
78218 Sombrero Court
Bermuda Dunes, CA 92203

Abraham, Damaris

From: Vicki Burdeaux <condeaux@me.com>
Sent: Thursday, July 31, 2014 6:11 AM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: Proposed AT&T Cell Tower in Bermuda Dunes

We are in total and fierce opposition of the proposed AT&T 50 foot cell tower being planned for the parking lot of the Palm Desert Church of Christ, 78135 Avenue 42 in Bermuda Dunes.

We live in the Sedona Homes community just south of the proposed location. Our neighborhood is a beautiful area within an already economically depressed area. We continue to struggle to regain just a "break-even" status in the housing market and the blight of this cell tower would only DECREASE our property value in the future.

There are already four cell towers within a half-mile of our home. This one would be the fifth! The suspected health risks of RF radiation alone should be enough of a reason NOT to construct a fifth cell tower within a half mile radius. It is our understanding that the studies used by the FCC are from 1985 and do not consider the cumulative effects of RF radiation. The proposed location is right next door to a preschool and daycare, as well as a Desert Sands School District elementary school! There are several viable alternative locations that can be considered for this tower.

Please, we ask that you support our neighborhood and DO NOT approve of the construction of this cell tower.

Your support is appreciated.

Vicki Burdeaux
Sheila Conner
78232 Desert Mountain Circle
Bermuda Dunes CA 92203

Abraham, Damaris

From: Vanessa <bagshawpappas@msn.com>
Sent: Monday, August 04, 2014 4:46 PM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: cell phone tower 78-135 Avenue 42

I am a resident of Calico Glen in Bermuda Dunes and am writing to you in regards the proposed cell phone tower to be placed in Church of Christ by AT&T. I strongly object to this proposal on the grounds of the health risk this tower will cause to my community by the cumulative effects of RF radiation. There are two schools in close proximity to this church and one has to protect our children for these environmental hazards.
This placement of this tower could also have a negative impact on the value of my property and might be viewed as a perceived blight from future buyers. If property values go down so does the revenue my taxes give to the county. I strongly urge you to consider an alternative location for this tower perhaps in an area that does not have a school in close proximity.
Vanessa Piazza.

Abraham, Damaris

From: Louis Zaltzman <louzaltzman@yahoo.com>
Sent: Thursday, August 07, 2014 8:24 AM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: cell tower

Dear Ms. Abraham
As a homeowner in the vicinity of the proposed cellphone tower to be erected at 78-135 avenue 42, I sincerely hope you will honor our concerns for all the reason I am sure you are aware of and not approve the project.
There are so many other sites that can be chosen with less impact to the surrounding area.
Thank you for taking your time and effort to address this problem.
Sincerely,
Louis Zaltzman

Pathfinder Community of the Risen Christ
78175 Avenue 42
Bermuda Dunes, CA 92203
(760) 880-9402

Riverside County Planning Dept.
4080 Lemon St.
PO Box 1409
Riverside, CA 92502-1409

Attn: Dameris Abraham

RE: Plot Plan No. 25311

Dear Ms. Abraham:

We are writing you as the planner regarding the proposed cell tower on a church property located at 78135 Avenue 42, Bermuda Dunes, CA 92203.

We are also a church, which neighbors the property and we share a common wall. Since the Palm Desert Church of Christ (PDCC) was built, they have been using our property for parking on Sundays during their church services. Apparently they do not have enough parking spaces on their own property to properly accommodate their congregation.

Last fall they approached us with a request to in affect purchase 12 parking spaces from us in order to install a cell tower. We declined this offer. We did so for many reasons, but primarily because we do not want a cell tower that close to us. We have a parsonage here and we reside very close to where this proposed cell tower is to be constructed. PDCC decided to go forward anyway. They have no regard for their neighbors. Many of us appeared for the July 15th planning meeting. EVERYONE opposed this cell tower, yet it appears it is in no way violating any county regulations.

I wanted you to be aware that on any given Sunday PDCC parks 20-30 cars on our property. Effective immediately we are no longer going to allow them to park on our property. This will have a severe impact on the parking issue at that church. Many cars will be strewn about on Avenue 42. I am certain they will not be in compliance with regard to county ordinances for sufficient parking when this takes place.

I hope you reconsider this project and not approve such a project based on this parking situation. They can't turn ALL OF THEIR PARKING SPACES into "carpoot" spaces. We know this is just a lie anyway to get around the ordinance.

We have contacted Supervisor John Benoit's Office in regard to this issue and our church along with several residents and the Bermuda Dunes Learning Center are all in opposition to this proposed cell tower.

We ask that you look into this as soon as possible. THERE WILL BE A PAKING PROBLEM,

Thank you for taking the time to read and consider this.

Sincerely,

Fr. Ned Reidy

Fr. Ned Reidy

Rev. Joni Miller

Rev. Joni Miller

jm

EA 42577
CFG05953

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- [x] PLOT PLAN
- [ ] REVISED PERMIT
- [ ] CONDITIONAL USE PERMIT
- [ ] PUBLIC USE PERMIT
- [ ] TEMPORARY USE PERMIT
- [ ] VARIANCE

PROPOSED LAND USE: _____

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: PP25311 DATE SUBMITTED: 2/25/13

APPLICATION INFORMATION

Applicant's Name: AT&T E-Mail: Veronica.arvizu@smartlinkllc.com

Mailing Address: 12900 Park Plaza Suite #313
Street
Cerritos CA 90703
City State ZIP

Daytime Phone No: (858) 602-6380 Fax No: (951) 541-9698

Engineer/Representative's Name: Veronica Arvizu E-Mail: Veronica.arvizu@smartlinkllc.com

Mailing Address: 18301 Von Karman Suite #910
Street
Irvine CA 92612
City State ZIP

Daytime Phone No: (858) 602-6380 Fax No: (951) 541-9698

Property Owner's Name: Palm Desert Church of Christ E-Mail: _____

Mailing Address: 1321 Vista Rayale
Street
Palm Desert CA 92260
City State ZIP

Daytime Phone No: (760) 320-7161 Fax No: (760) 323-1758

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.

Veronica | Veronica Arvizu on behalf of AT&T

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.

Please see attached Letters of Authorization

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): 609-500-001-5

Section: 18 Township: 5S Range: 7E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1 acre

General location (nearby or cross streets): North of Sombrero Court, South of 42nd Ave, East of Washington St., West of Yucca Lane.

Thomas Brothers map, edition year, page number, and coordinates: 819 F5

Project Description: (describe the proposed project in detail)

AT&T wireless proposes to construct, operate and maintain a 50' Top of structure monopalm. Ancillary equipment to be placed within an 11'5" x20" shelter in the rear of the property.

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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:

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: Less than 5 cubic yards if any

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address: 78135 Avenue 42, Bermuda Dunes, CA 92203

Assessor's Parcel Number: 609-500-001

I/We, the owner(s) of the above described property, authorize **New Cingular Wireless, doing business as AT&T Mobility,** whose address is 12900 Park Plaza Drive, 3rd Floor, Cerritos, California 90703, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

OWNER(S):

Palm Desert Church of Christ, a California non-profit corporation

Print Name: John Burton

By: John Burton, President
Title

Signature

Date: February 21, 2013

Print Name: John Burton

Title: President

Signature

Date:

State of California)
) SS.
County of Riverside)

On this, the 22 day of February, ~~2012~~ 2013, before me, Gloria Rodriguez Guardiola,

Notary Public, personally appeared John Burton,

☐ personally known to me ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal:

Notary Public

GLORIA RODRIGUEZ GUARDIOLA
Commission # 1991837
Notary Public - California
Riverside County
My Comm. Expires Sep 21, 2016

My commission expires: September 21, 2016

at&t Mobility
12900 Park Plaza Dr. 3rd fl.
Cerritos, CA 90703

T: 562-468-6162
F: 562-403-1830

November 26, 2012

RE: Letter of Authorization

To Whom It May Concern:

Smartlink and its employees and agents are authorized representatives of AT&T Mobility and have been contracted to perform certain Land-use Entitlements, Real Estate Leasing, Environmental and Architectural and Engineering Services on the AT&T Mobility telecommunications project.

As an authorized representative of AT&T Mobility, Smartlink may sign, file, review land-use applications and permits, represent at hearings and accept conditions of approval on behalf of AT&T.

If there are any questions or comments, please contact me immediately.

Sincerely,

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/5/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25311 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 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

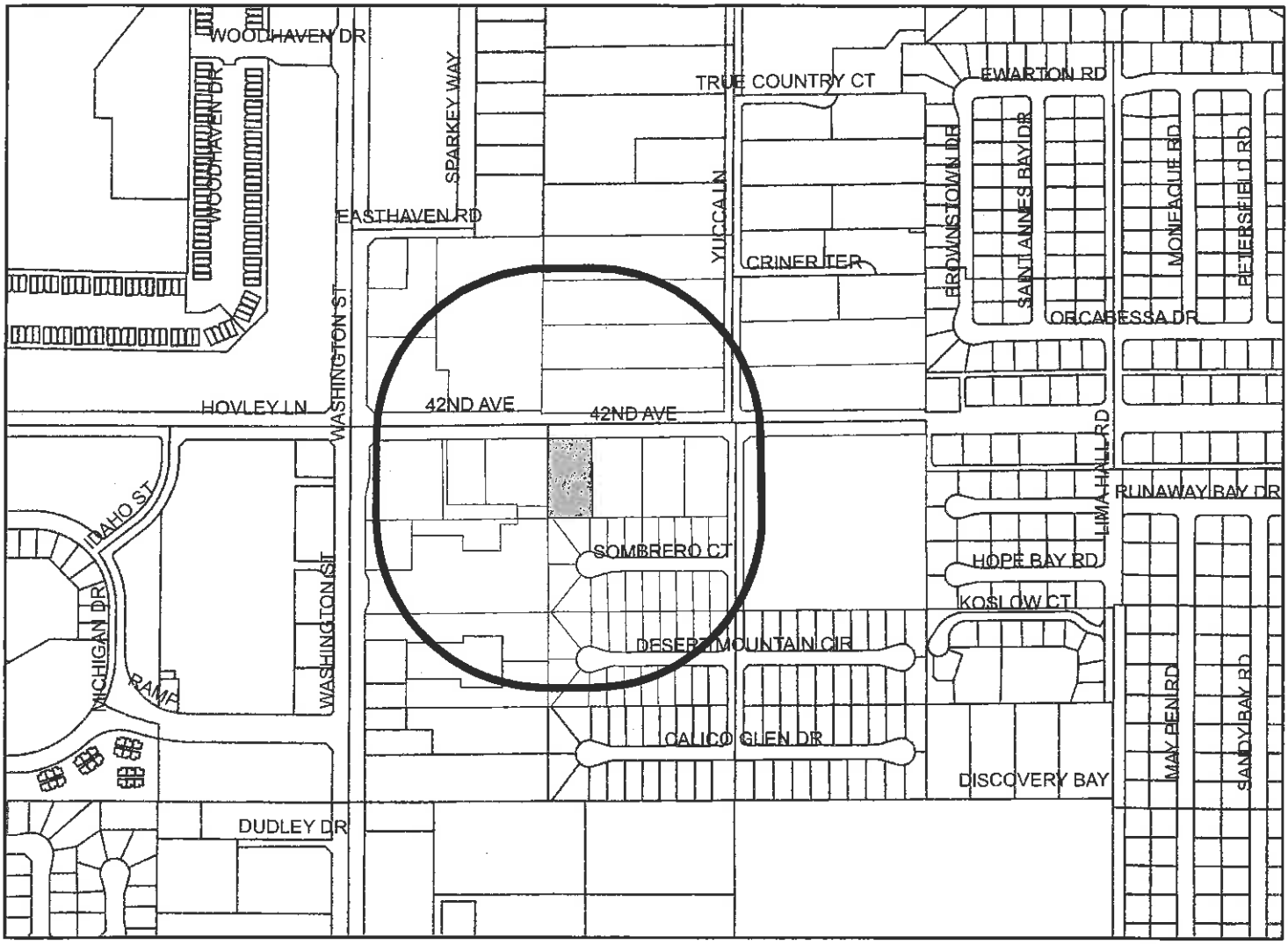
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

DA
Expires
12/5/14

PP25311 (600 feet buffer)



Selected Parcels

609-020-042 609-020-045 609-020-049 609-020-050 607-130-013 609-500-037 609-500-014 609-500-032 609-500-035 607-130-010
607-130-012 609-500-019 607-141-039 607-130-008 609-500-023 609-500-030 609-500-024 609-500-025 607-130-009 609-500-028
609-500-040 609-500-012 609-500-027 609-500-034 609-030-029 609-500-005 609-500-006 609-500-022 609-500-033 609-500-015
609-500-017 609-500-041 609-020-044 607-130-006 609-500-010 609-500-009 607-141-022 607-130-007 609-500-038 609-500-021
609-500-020 609-500-016 609-500-042 609-500-036 609-500-001 609-500-002 609-500-013 609-500-029 609-020-041 609-020-043
609-020-046 609-020-055 609-020-054 609-500-039 609-500-003 609-500-004 609-500-011 609-500-007 609-500-018 609-500-026
609-020-038 609-500-031 609-500-008

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INDIO, CA. 92203

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MICHAEL PIERSON, ETAL
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ASMT: 607130009, APN: 607130009
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C/O REAL ESTATE DIVISION
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RIVERSIDE CA 92502

ASMT: 607130010, APN: 607130010
POLK MEADOWS, ETAL
16400 PAC COAST HWY NO 207
HUNTINGTON BEACH CA 92649

ASMT: 607130012, APN: 607130012
POLK MEADOWS, ETAL
C/O THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

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C/O LUKO MANAGEMENT
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YORBA LINDA CA 92886

ASMT: 609030029, APN: 609030029
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47950 DUNE PALMS RD
LA QUINTA CA 92253

ASMT: 609500001, APN: 609500001
PALM DESERT CHURCH OF CHRIST
P O BOX 14151
PALM DESERT CA 92255

ASMT: 609500002, APN: 609500002
PATHFINDER COMMUNITY OF RISEN CHRIST
78175 AVENUE 42
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ASMT: 609500004, APN: 609500004
GAYLE CLARK, ETAL
8 TAYLOR AVE
PALM DESERT CA 92211

ASMT: 609500005, APN: 609500005
SARA BONTHRON, ETAL
68 TEMPE TR
PALM DESERT CA 92211

ASMT: 609500006, APN: 609500006
SARA BONTHRON, ETAL
68 TEMPE TRL
PALM DESERT CA 92211

ASMT: 609500007, APN: 609500007
DOUGLAS FOX, ETAL
78218 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500008, APN: 609500008
MONIQUE VANDEUTEKOM GIBBS, ETAL
83 QUIET RIDGE
FORISTELL MO 63348

ASMT: 609500009, APN: 609500009
CARRIE BOTTEN, ETAL
78194 SOMBRERO CT
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78182 SOMBRERO CT
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ASMT: 609500011, APN: 609500011
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78170 SOMBRERO CT
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ASMT: 609500012, APN: 609500012
TARA JOHNSTON THATCHER, ETAL
78158 SOMBRERO CT
INDIO, CA. 92203

ASMT: 609500013, APN: 609500013
LAURA GREGOR, ETAL
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ASMT: 609500014, APN: 609500014
RAYMOND YARBROUGH, ETAL
C/O RAYMOND K YARBROUGH
78134 SOMBRERO CT
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ASMT: 609500015, APN: 609500015
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45071 PARK ST
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ASMT: 609500017, APN: 609500017
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78155 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500018, APN: 609500018
TRACI KAYLOR
78167 SOMBRERO CT
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ASMT: 609500019, APN: 609500019
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NAOMI CURCI, ETAL
78215 SOMBRERO CT
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ASMT: 609500023, APN: 609500023
DAVID RIVENES, ETAL
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3133 MISSION INN AVE
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ASMT: 609500026, APN: 609500026
SHEILA CONNER, ETAL
78232 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500027, APN: 609500027
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78220 DESERT MOUNTAIN CIR
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ED FURLAN, ETAL
481 W 23RD AVE
VANCOUVER BC CANADA V5Y2H5

ASMT: 609500030, APN: 609500030
VONDA MCFADDEN, ETAL
72925 FRED WARING DR 204
PALM DESERT CA 92260

ASMT: 609500031, APN: 609500031
WILLIAM GATHERUM
44244 SILVER CANYON LN
PALM DESERT CA 92260

ASMT: 609500032, APN: 609500032
HEATHER DREW, ETAL
78160 DESERT MOUNTAIN CIR
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ASMT: 609500033, APN: 609500033
DONNA BERARDO
78148 DESERT MOUNTAIN CIR
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DERRYL COUSINS
534 ARENA ST
EL SEGUNDO CA 90245

ASMT: 609500035, APN: 609500035
ANGELIA PAPINAW, ETAL
78133 DESERT MOUNTAIN CIR
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ASMT: 609500036, APN: 609500036
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78145 DESERT MOUNTAIN CIR
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ASMT: 609500037, APN: 609500037
MARGARET LOGSDON, ETAL
78157 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500038, APN: 609500038
DEBORAH SUER, ETAL
78169 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500039, APN: 609500039
REGINA SCHROEDER
78181 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500040, APN: 609500040
CATHY PRASLOSKI, ETAL
4169 VALENCIA AVE
NORTH VANCOUVER
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ATTN: General Manager
79880 Ave. 42
Bermuda Dunes, CA 92201-1453

Bermuda Dunes Community Council
P.O. Box 2127
Palm Springs, CA 92263

City of Palm Desert
ATTN: Director of Community Development
73-510 Fred Waring Dr.
Palm Desert, CA 92260

Desert Sands Unified School District
47-950 Dune Palms Rd.
La Quinta, CA 92253-4000

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant:
AT&T
12900 Park Plaza Dr., 3rd Floor
Cerritos, CA 90703

Eng:
Smartlink, LLC
18301 Von Karman Avenue, Suite 910
Irvine, CA 92612

Owner:
Palm Desert Church of Christ
134 Vista Royale
Palm Desert, CA 92260

Applicant:
AT&T
12900 Park Plaza Dr., 3rd Floor
Cerritos, CA 90703

Eng:
Smartlink, LLC
18301 Von Karman Avenue, Suite 910
Irvine, CA 92612

Owner:
Palm Desert Church of Christ
134 Vista Royale
Palm Desert, CA 92260

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25311

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: Damaris Abraham Title: Project Planner Date: June 12, 2014

Applicant/Project Sponsor: AT&T Date Submitted: February 25, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: July 14, 2014

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 Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42597 ZCFG05973 $2,231.25

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

EA42577/Plot Plan No. 25311
Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

AT&T
Project Applicant

12900 Park Plaza Dr., 3rd Floor, Cerritos, CA 90703
Address

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42..
Project Location

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 14, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was preparedfor the project pursuant to the provisions of the California Environmental Quality Act ($2,181.25 + $50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature	*Title*	*Date*

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/13/2014
Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.NOD Form.docx

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appl type: CFG1

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BNTHOMAR posting date Apr 04, 2014

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EA42577
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appl type: CFG1

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Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First/First
Project Planner: Damaris Abraham
Planning Commission: September 17, 2014

GENERAL PLAN AMENDMENT NO. 1140
(Entitlement/Policy Amendment)
Applicant: Peter Pitassi
Engineer/Representative: Rick Engineering Company

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1140 proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum).

The proposed Amendment is located in the Lake Mathews/Woodcrest Area Plan; more specifically, the project is located on the northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street.

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.

D.M.

General Plan Amendment No. 1140 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Rural Community.

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:

In providing justification for the proposed amendment the applicant indicated that with the existing Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) land use designation, the yield of the land would be significantly reduced with 1 Acre Minimum lots due to geometric and topographic constraints. The applicant also indicated that projects in the area (the Regency development to west and projects on Rancho Verde Road and Saddleback Road to the northeast of the project site) have been developed with 20,000 to 30,000 sq. ft. minimum lot sizes.

However, based on the staff analysis of the proposed change below, the proposed change does not appear to satisfy the requirements for an entitlement/policy amendment.

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 could conflict with:

(1) The Riverside County Vision.

1. The proposed project could result in potential land use conflicts and compatibility issues which would result from development of the site according to the proposed General Plan Low Density Residential designation. The proposed project could result in a land use designation that is inconsistent with existing development in the immediate vicinity of the site and could disrupt a logical continuation of land use in the area. Even though the applicant indicates that projects to west and northeast of the project site are developed with a higher density, these projects are not located directly adjacent to the project site. Lands located to the south, east, and west of the project site are designated "Very Low Density Residential" and are developed with single family homes on 1 Acre lots.

2. The project location is hilly in nature as is the majority of the Lake Mathews/Woodcrest area which limits viable buildable space. The proposed Medium Density Residential designation could result in the creation of lots that have topographic constraints and drainage issues.

3. The development of the project as proposed may need two access points from Van Buren Boulevard and could conflict with the LMWAP 11.1 policy that restricts direct access and intersections and requiring road crossings generally be at 2-mile intervals.

(2) Any General Plan Principle.

The proposed General Plan Amendment could conflict with the General Plan principle of promoting development of a "unique community identity". A further aspect of community character and identity is the natural topography that must be respected in the pattern of development. The communities of Woodcrest are overwhelmingly rural in character and are hilly in nature. For this reason Rural Residential, Rural Mountainous, Very Low Density Residential, and Estate Density Residential within the Rural Community Foundation Component, and open space designations are applied throughout much of the planning area in order to maintain the character of this area of the County. The proposed Medium Density Residential designation could conflict with the intent of this principle.

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

The site is currently designated as "Very Low Density Residential (1 Acre Minimum)," under the Rural Community Foundation Component. The proposed amendment would designate the site as "Low Density Residential (½ Acre Minimum)," which is a designation within the Rural Community 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 or,

The communities of Woodcrest are overwhelmingly rural in character and adjacent open space and agricultural uses further enhance the rural nature of this area. Rural Residential, Rural Mountainous, Very Low Density Residential, and Estate Density Residential within the Rural Community Foundation Component, and open space designations are applied throughout much of the planning area in order to maintain the character of this area of the County. The proposed amendment to change the designation to Low Density Residential could not contribute to the achievement of this purpose of the 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 applicant has not indicated how the proposed amendment satisfies the appropriate additional finding.

SUMMARY OF FINDINGS:

1.	General Plan Land Use (Ex. #5):	Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)
2.	Proposed General Plan Land Use:	Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum)
3.	Existing Zoning (Ex. #2):	One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural – 5 Acre Minimum (R-A-5)
4.	Surrounding Zoning (Ex. #2):	One-Family Dwellings – 1 Acre Minimum (R-1-1) to the east and west Light Agriculture – 1 Acre Minimum (A-1-1) to the south City of Riverside to the south
5.	Existing Land Use (Ex. #1):	Vacant
6.	Surrounding Land Use (Ex. #1):	Vacant to the north Single family dwellings to the south, east, and west
7.	Project Data:	Total Acreage: 38.3

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element cannot be supported and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1140. Should the Board of Supervisors elect to initiate the proposed amendment, 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 not located within:
   a. An Agricultural Preserve;

b. A Redevelopment Area;
c. An Airport Influence Area;
d. A MSHCP Criteria Area;
e. A High Fire Area;
f. A General Plan Policy Area;
g. Ord. No. 655 Mount Palomar Lighting Influence Area;
h. A Flood Zone; or,
i. A Fault Zone.

3. The project site is located within:
   a. The City of Riverside Sphere of Influence;
   b. The Community of Woodcrest; and,
   c. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Numbers 273-450-002, 003, 017, 018, and 019.

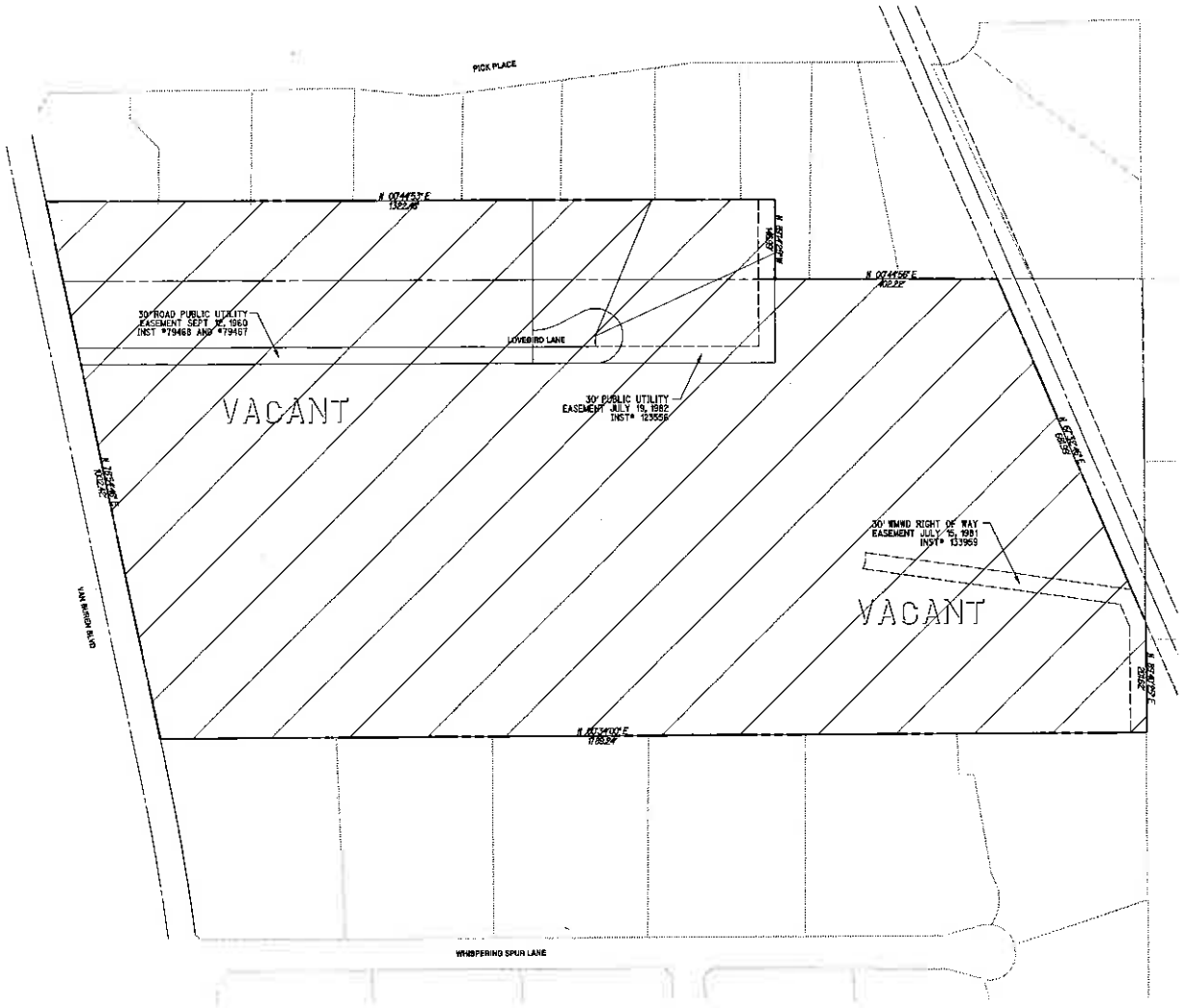
DA:da
Y:\Planning Case Files-Riverside office\GPA01140\GPIP\PC\GPA01140.GPIP Staff Report.docx
Date Prepared: 06/04/14
Date Revised: 7/31/14

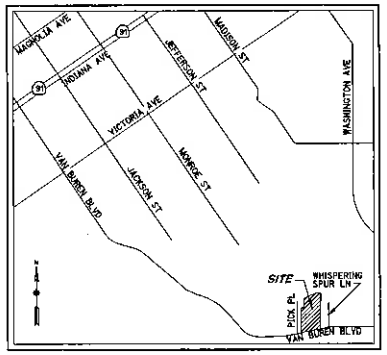
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

GENERAL PLAN AMENDMENT EXHIBIT "A"

AMEND LAKE MATTHEWS/WOODCREST AREA PLAN FROM RURAL COMMUNITY-VERY LOW DENSITY RESIDENTIAL TO RURAL COMMUNITY-LOW DENSITY RESIDENTIAL ON APPROXIMATELY 38.3 ACRES

PREPARED: MAY 19, 2014





VICINITY MAP
NO SCALE

OWNER/APPLICANT

VAN BUREN HILLS, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
(909)-481-1151
CONTACT: PHIL BURUM

ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVE, SUITE 100
RIVERSIDE, CA 92507
(951) 782-0707
CONTACT: RICHARD O'NEILL

THOMAS BROTHERS LOCATION

2012 SAN BERNARDINO/RIVERSIDE EDITION
PAGE 745, GRID F3 AND F4

LEGAL DESCRIPTION

THE PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, LOCATED WITHIN THE COUNTY OF RIVERSIDE IN THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE WEST BY THE EAST LINE OF TRACT NO. 9412 FILED IN MAP BOOK 105 PAGES 6 THROUGH 9 INCLUSIVE OF MAPS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE SOUTH BY THE NORTHERLY SIDE LINE OF VAN BUREN BOULEVARD BEING THE STRIP OF LAND 100 FEET WIDE, CONDEMNED BY THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY PURPOSES, BY ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 1, 1942, IN BOOK 540, PAGE 355, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE EAST BY THE WESTERLY LINE OF PARCEL MAP 5419 FILED IN MAP BOOK 10 PAGE 57 OF PARCEL MAPS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND SHOWN AS METROPOLITAN WATER DISTRICT PARCEL NO. 1610-5-105 IN BOOK 137 PAGES 95 THROUGH 98 INCLUSIVE OF SURVEYS OF SAID RIVERSIDE COUNTY.

SCALE: 1" = 100'

100 0 100 200

GPA EXHIBIT "A"

AMEND LAKE MATTHEWS/WOODCREST AREA PLAN FROM RURAL COMMUNITY-VERY LOW DENSITY RESIDENTIAL TO RURAL COMMUNITY-LOW DENSITY RESIDENTIAL ON APPROXIMATELY 38.3 ACRES

PREPARED: MAY 19, 2014

RICK ENGINEERING COMPANY
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723

PLOT DATE: 19-MAY-2014 JN 17140

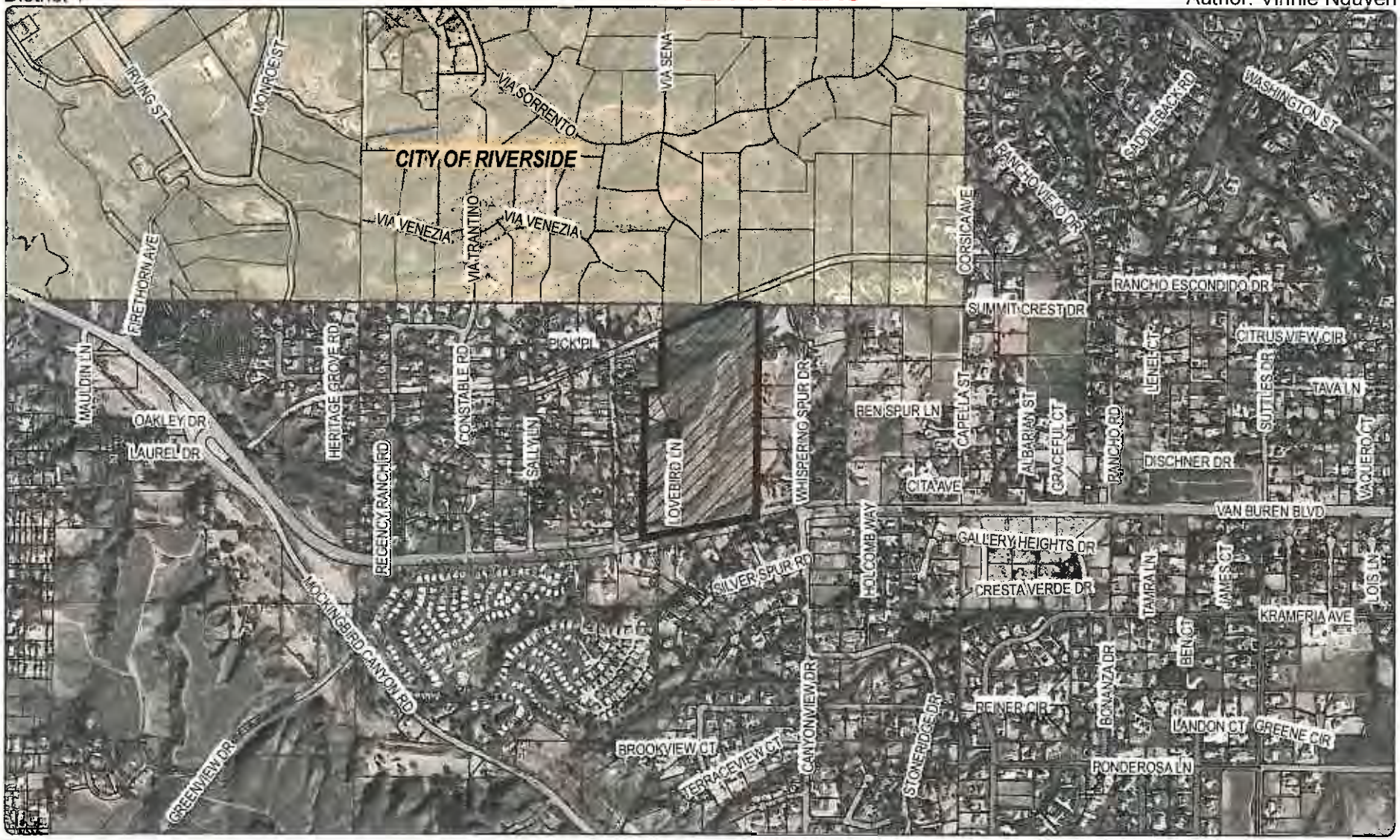
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01140

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 7/9/2014
Vicinity Map
Author: Vinnie Nguyen



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-45
Thomas Bros. Pg. 745 F4
Edition 2014

N

0 600 1,200 2,400 3,600
Feet

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01140

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 7/9/2014
Exhibit 1
Author: Vinnie Nguyen

Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-45
Thomas Bros. Pg. 745 F4
Edition 2014

N

0 300 600 1,200 1,800
Feet

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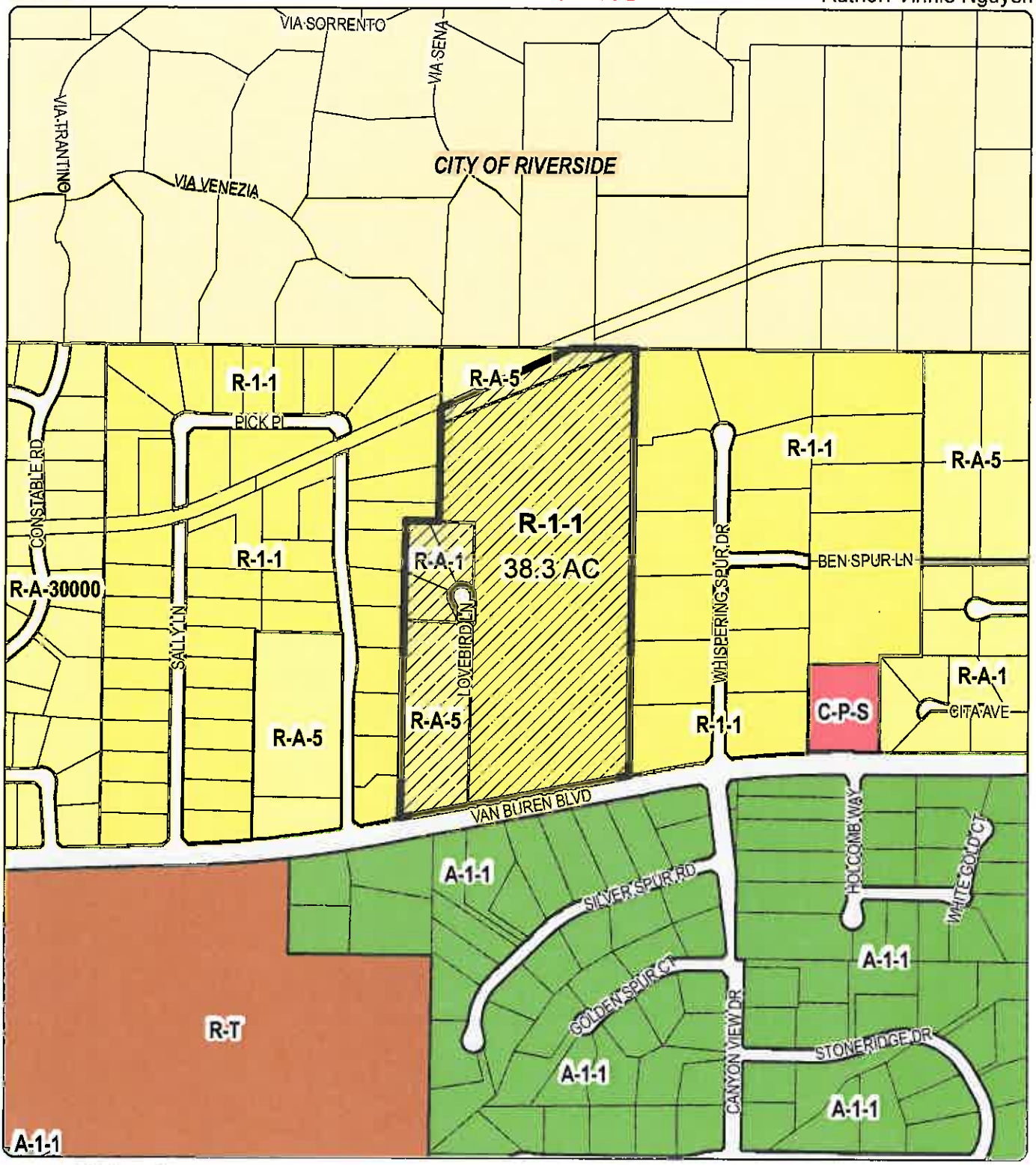
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Jeffries
District 1

GPA01140

EXISTING ZONING

Date Drawn: 7/9/2014
Exhibit 2
Author: Vinnie Nguyen



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-45
Thomas Bros. Pg. 745 F4
Edition 2014

N

0 300 600 1,200 1,800
Feet

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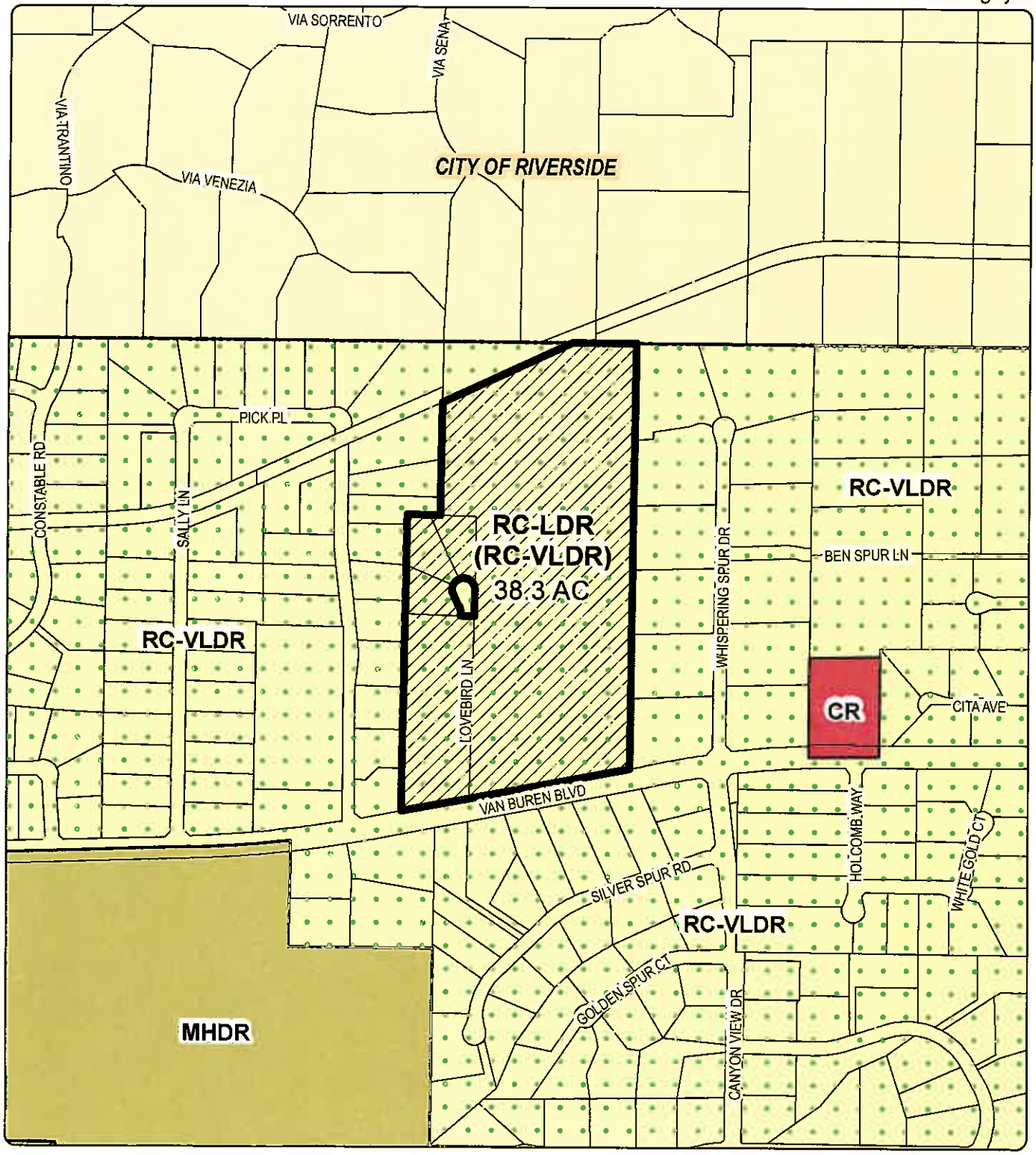
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Jeffries
District 1

GPA01140
PROPOSED GENERAL PLAN

Date Drawn: 7/9/2014
Exhibit 6
Author: Vinnie Nguyen



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-45
Thomas Bros. Pg. 745 F4
Edition 2014

N

0 300 600 1,200 1,800
Feet

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

Agenda Item No.: 2.2
Area Plan: The Pass
Zoning Area: Whitewater
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: September 17, 2014

GENERAL PLAN AMENDMENT NO. 1134
(Foundation Amendment - Extraordinary)
Applicant: Jeff Weber
Representative: Bonadiman & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1134 proposes to amend the Riverside County General Plan Land Use Element from Rural: Rural Residential and Rural: Rural Desert to Rural: Rural Residential and Community Development: Light Industrial (0.25 – 0.60 floor area ratio) on 407.6 gross acres.

The proposed Amendment is located in The Pass Area Plan; more specifically, the project is northerly of Seminole Drive, easterly of Deep Creek Road, and westerly of Rushmore Avenue.

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.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

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. 1134 falls into the Foundation category, because it is proposing to change the foundation from Rural to 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 Extraordinary Foundation Amendment. The two findings are:

a. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.

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

c. An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.

d. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.

e. A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.

f. A component change is required to comply with an update of the Housing Element or change in State Housing Element law.

g. A General Plan component amendment is required to significantly expand basic structural employment (such as employment in industry, agricultural processing, and research and development), that creates permanent jobs exclusive of the construction jobs generated by the project itself, and excluding retail jobs in, service commercial, warehousing, and residential uses not ancillary to the primary employment use.

h. A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan.

EXTRAORDINARY FOUNDATION BACKGROUND:

The applicant is proposing an extraordinary foundation change, this is not a typical General Plan Amendment. Foundation changes can be made in two ways. The first is to request the change during the typical 5 year (now 8 year) General Plan update cycle. A window of opportunity was open to request such changes for the 2008 General Plan update between January and February, 2008.

The second method is to request, what the General Plan calls an "Extraordinary Foundation Change," as a result of extraordinary events. There have been three such requests in the history of the County, only one was approved by the Board, The Villages of Lakeview Specific Plan (SP342), by a two/three vote of the Board. The General Plan was designed to allow for a Foundation change outside the 5 year window, but such a change is intended to be granted only if it has extraordinary justification. This type of event is properly considered an exception to normal General Plan considerations because of its serious cause and potentially serious impacts on the General Plan.

CONSIDERATION ANALYSIS:

The applicant has provided justification of why this change is needed now, and cannot wait until the next General Plan 5 year window (now 8 years proposed in the General Plan Update, GPA 960). The applicant's justification is attached to this staff report. In addition, the applicant's representative, Mr. Jeff Weber has also provided a letter with further justification for the proposed Extraordinary Amendment.

Below is an analysis of the proposed change by Staff. At this time Staff is in support of the proposed change as it does appear to satisfy the requirements for an Extraordinary Foundation Amendment and is consistent with the General Plan and its Policies. Staff is recommending to initiate the extraordinary amendment.

The analysis below is structured around the three required findings (two mandatory, and the third being one of five).

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must be based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

This required finding actually has many parts. The analysis below analyzes each part individually: it analyzes A. the new circumstance, and B. the consistency with the general Plan in three parts, 1) the consistency with the vision, 2) the Policies of the General Plan, and 3) the consistency with the Foundation.

A. That new circumstances exist:

The applicant contends that there are new circumstances:

A) Construction of Seminole Drive extension through to Rushmore Avenue.
B) A need for sewer extension and capacity in the area.
C) A need for job expansion in the area.

The Riverside County Transportation Department recently decided to extend Seminole Drive from its current terminus to Rushmore Drive. This planned improvement creates a new physical condition

that supports the submitted general plan amendment application, by creating new access and utility infrastructure opportunities through the project site, increasing the lands best and highest use and making it consistent with other existing uses along Interstate 10. By creating this improvement, much needed sewer infrastructure will be developed which will reduce the number of septic systems in the future. The improvement will also create job opportunities in an area of the County which is much needed. Potential build out of industrial buildings on the project site could result in creating approximately 1,052 employees, with an hourly wage of $20.00 and an annual payroll of $46,080,000. Using an economic multiplier of 2.5, this payroll could have a significant economic impact in the area of $115,200,000.

B. The proposed change does not conflict with:

(1) The Riverside County Vision.

a. The Vision of the General Plan is embedded in many places throughout the General Plan. The Cabazon Policy Area within the Pass Area Plan specifically promotes "increasing accessibility throughout the area" and "creating a safe and more desirable place to live and work" as a County vision, which is achieved by the proposed Amendment by creating new streets and points of access that can be utilized in an emergency if Interstate 10 becomes impassable, and creating employment opportunities in the area.

(2) Any General Plan Principle. The project is consistent with at least three policies.

a. The project is consistent with the Cabazon Policy Area. The project is in the Pass Area Plan. Each area plan has specific Policy Areas that were crafted to achieve specific goals within those customized area plans. The project is consistent with the following policies:

PAP 5.3 Allow uses that can be periodically flooded in areas within 100-year flood zone.

PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

The project site is located within a significant flood area. Policies 5.3 and 5.4 were established to protect the public from significant flooding impacts in the area. The proposed Amendment is consistent with both these policies as a future industrial development will be designed with raised building pads and parking and landscaping areas that allow for periodic flooding. The proposed Amendment is also partially consistent with policy 5.6. Although the project site is not located at the interchange of Interstate 10 and Apache Trail, the proposed Amendment does

implement the intent of the policy by providing a land use that will service users of Interstate 10 by providing industrial businesses and supporting ancillary uses.

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

a. The project is requesting the Land Use change based on the inconsistency with the existing designation. Should the Board act on the proposed application, the inconsistency would be addressed.

Second Required Finding: The second General Plan Administrative Element finding explains that "a condition must exist or an event must have occurred that is unusually compelling and could only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both."

The applicant has provided information in the attachments which contend that the proposed project can satisfy this finding. The applicant states that this project is needed because of the new circumstance that exists today regarding the redesign of Seminole Road, which will open up opportunities for development, employment, sewer infrastructure and public road access. The road redesign is unusually compelling that can only be rectified by making changes to the General Plan.

Third Required Finding: In addition to the two, the General Plan indicates that at least one additional finding, from a list of five, must also be made. The applicant has indicated that the project satisfies the following additional requirement:

G. A General Plan component amendment is required to significantly expand basic structural employment (such as employment in industry, agricultural processing, and research and development), that creates permanent jobs exclusive of the construction jobs generated by the project itself, and excluding retail jobs in, service commercial, warehousing, and residential uses not ancillary to the primary employment use.

The applicant's findings indicate that the Extraordinary General Plan Amendment is needed to significantly expand basic structural employment. The findings go on to cite the financial incentives an industrial project would create as well as providing sewer infrastructure and additional access roads in area that is currently deficient. The applicant makes several findings and financial benefits that the proposed Amendment will create (see above, Section A).

SUMMARY:

In summary, the project is required to make certain findings, in order to qualify for an Extraordinary Foundation Change under the General Plan. Based on Staff's review the project could satisfy the required findings to qualify. The project is consistent with the Vision and at least three policies of the General Plan, including ones specific to this area. Should the Board elect to initiate the project, additional studies and additional applications would be required to support the application. Staff asserts that

Further, should the Board elect to initiate the proposed project, the Estate Density Residential & Rural Residential Policy Area would have to be modified to exclude the project area and neighboring parcels, or the policy would have to eliminated altogether.

SUMMARY OF FINDINGS:

1.	General Plan Land Use (Ex. #5):	Rural: Rural Residential (5 acre minimum) and Rural: Rural Desert (10 acre minimum)
2.	Proposed General Plan Land Use:	Community Development: Light Industrial (0.25 – 0.60 floor area ratio) and Rural: Rural Residential (5 acre minimum)
3.	Existing Zoning (Ex. #2):	Controlled Development Areas-5 acre minimum
4.	Surrounding Zoning (Ex. #2):	Rural Residential, Residential Agricultural, Wind Energy Resource Zone
5.	Existing Land Use (Ex. #1):	Vacant
6.	Surrounding Land Use (Ex. #1):	Vacant, warehousing and water infrastructure facility (located on Native American land)
7.	Project Data:	Total Acreage: 407.6 gross

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. 1134. Should the Board elect to initiate the proposed Extraordinary Amendment, 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 not located within:
   a. An Agricultural Preserve;
   b. A City Sphere of Influence;
   c. A Policy Area;
   d. A Zoning Overlay;
   e. A Historic Preservation District;
   f. A High Liquefaction Area;
   g. A High Paleontological Area; or
   h. An Airport Influence Area.

3. The project site is located within:
   a. Morongo Tribal Land;
   b. A Flood Area;
   c. Cabazon Conservation Area;
   d. Cabazon Policy Area;
   e. West Desert Municipal Advisory Committee;
   f. Ord. No. 655 Mount Palomar Lighting Influence Area;
   g. A High Fire Area; or
   h. A Fault Zone.

4. The subject site is currently designated as Assessor's Parcel Number: 523-140-004

Exhibit 7

Supervisor Ashley
District 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1134

VICINITY MAP

N

0 1,250 2,500 5,000 Feet

1 inch = 2,500 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

Printed by prull on 5/6/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Exhibit 1

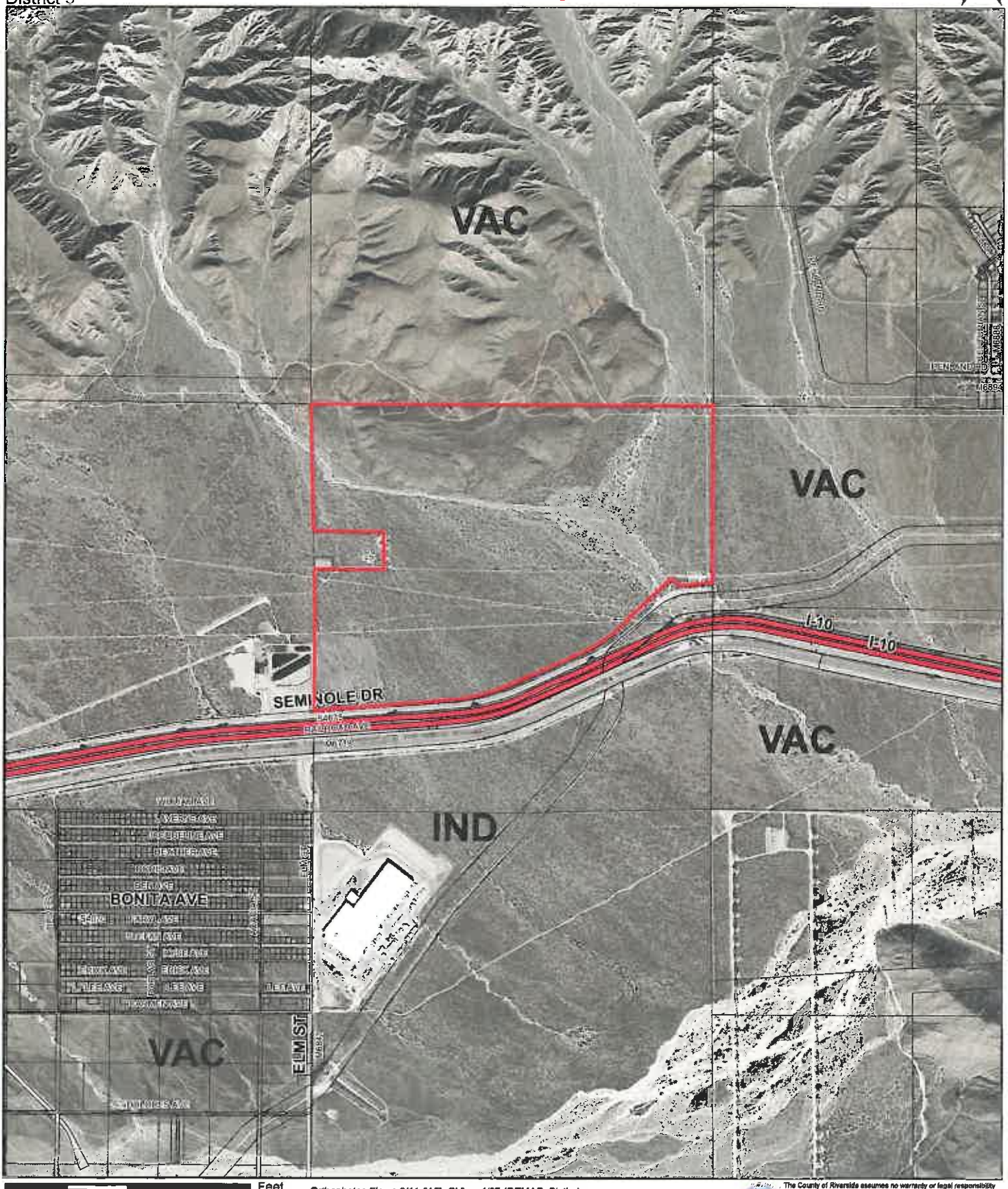
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1134

LAND USES

Supervisor Ashley
District 5

N



0 800 1,600 3,200 Feet

1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

Printed by prull on 5/6/2014

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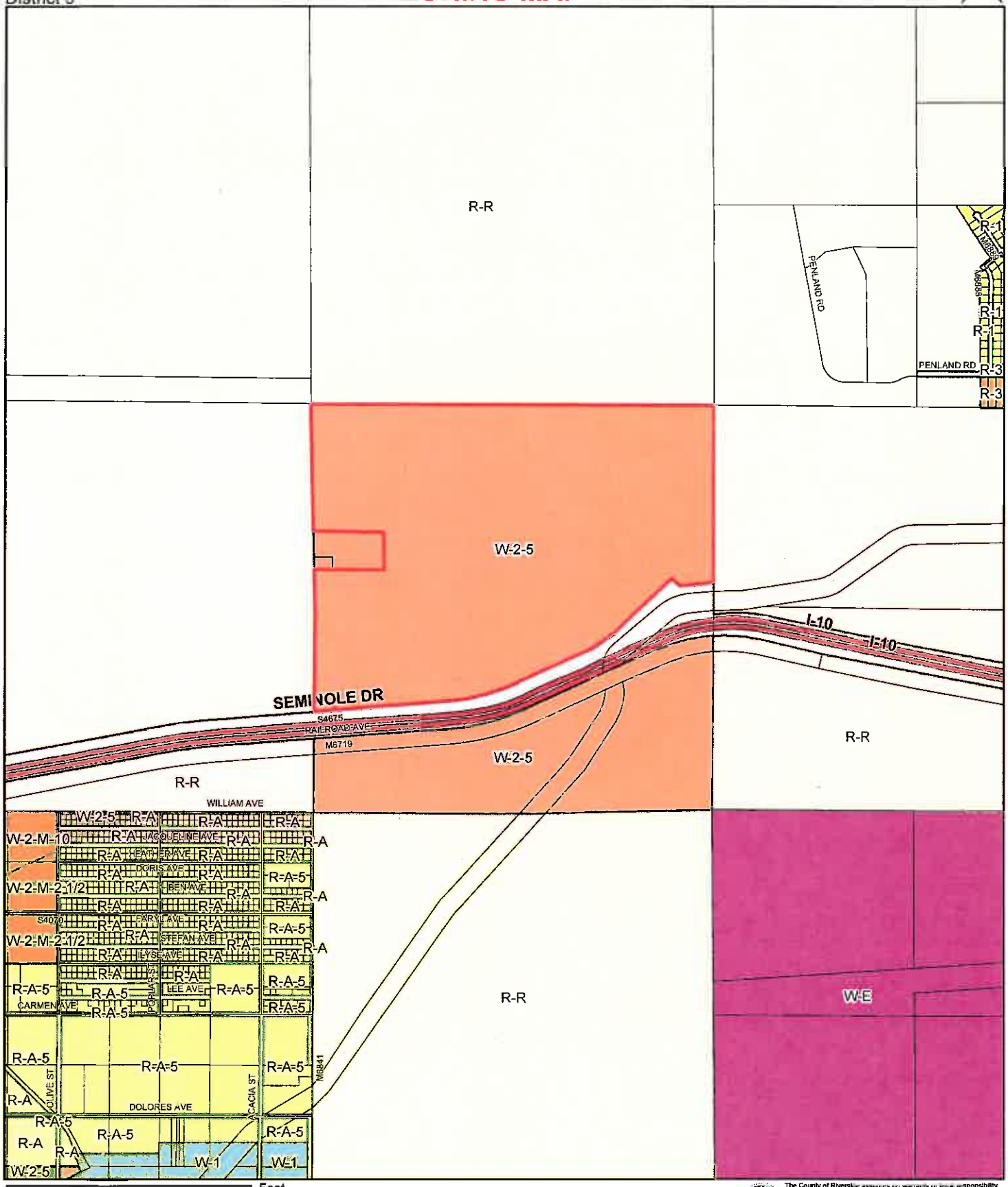
Exhibit 2

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1134

ZONING MAP

Supervisor Ashley
District 5



Feet
0 800 1,600 3,200
1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 5/6/2014

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Exhibit 5

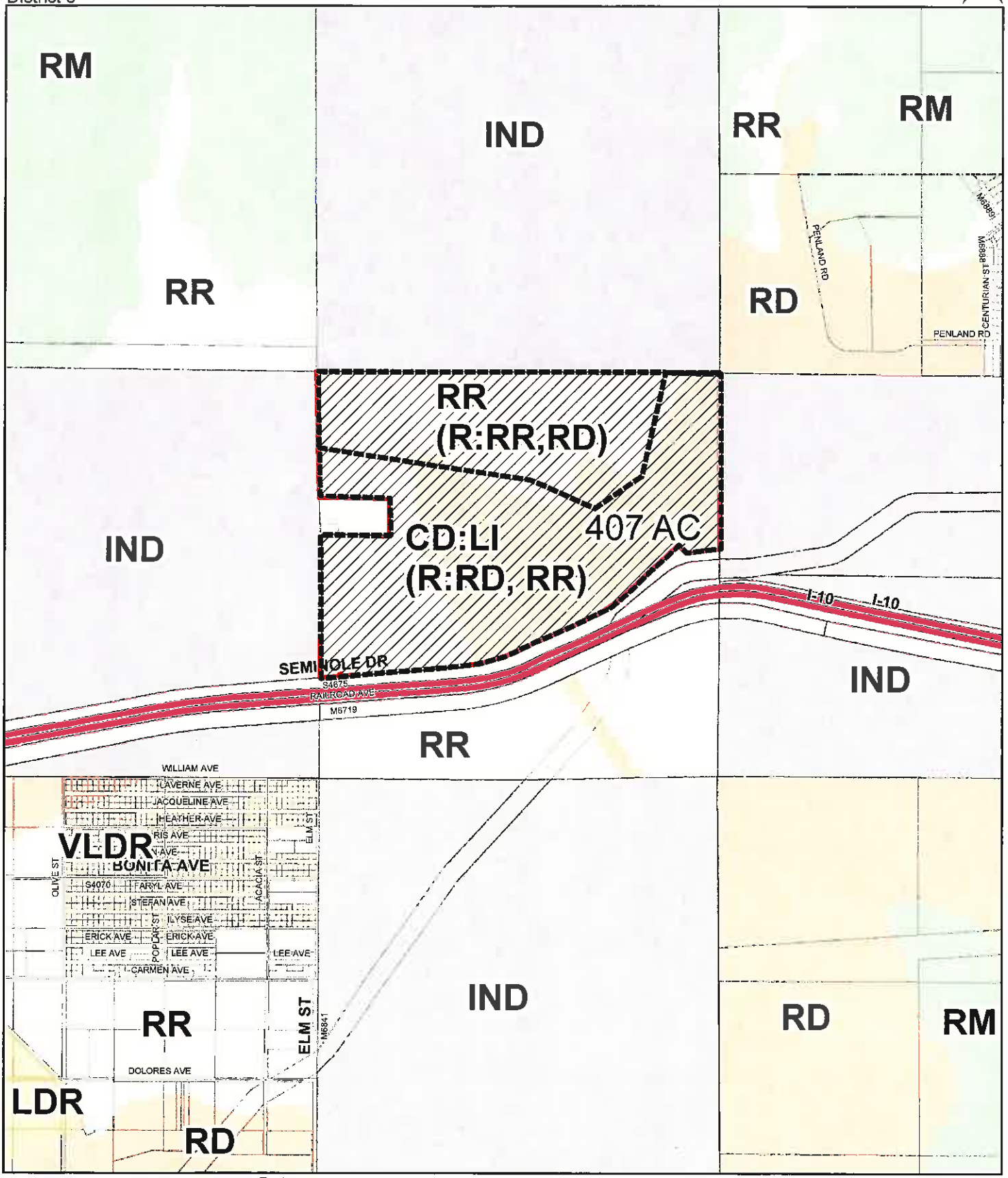
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1134

PROPOSED GENERAL PLAN

Supervisor Ashley
District 5

N



0 800 1,600 3,200 Feet

1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

Printed by prull on 9/2/2014

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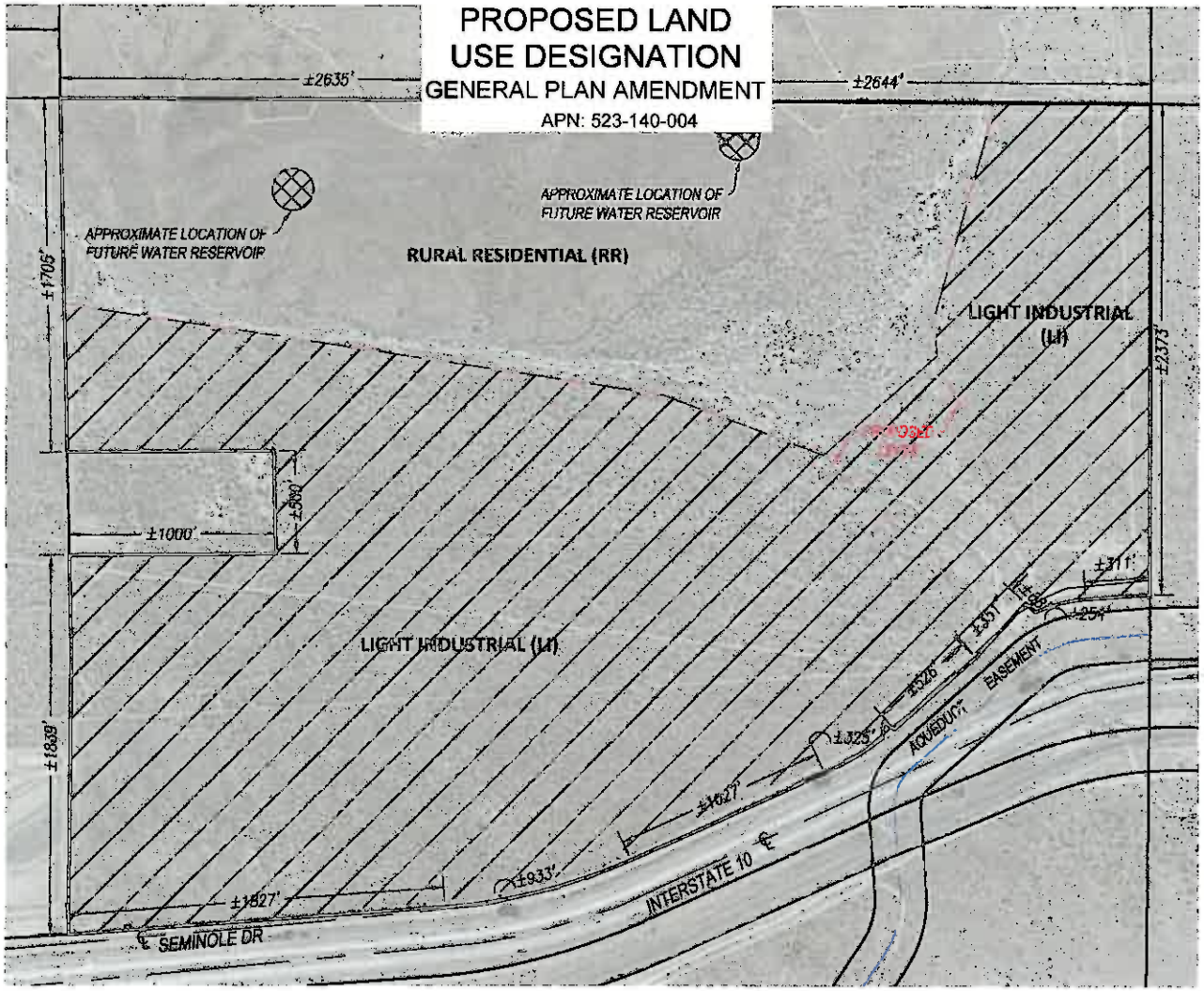
PROPOSED LAND USE DESIGNATION
GENERAL PLAN AMENDMENT
APN: 523-140-004



APPLICANT:
JEFF WEBER
2697 N. VISTA GLEN RD.
ORANGE, CA 92867
PHONE: (949) 254-0135

LEGAL DISCRIPTION:
THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10 FREEWAY, JUST EAST OF CABAZON. IT ENCOMPASSES MOST OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:
PARCEL 9 PARTNERS, LLC
2697 N. VISTA GLEN ROAD
ORANGE CA. 92867
PHONE: (949) 254-0135

PROPERTY ADDRESS:
PROPERTY ADDRESS NOT AVAILABLE, NOT WITHIN A CITY BOUNDARY

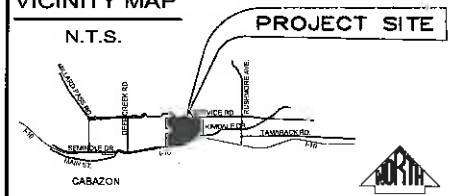
AMENDMENT DISCRIPTION:
AMEND *____* FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

SITE INFORMATION:

APN:	523-140-004
THOMAS BROS (2005):	PAGE: 723, GRID: G2-3, H2-3, J2-3
EXISTING ZONING:	WHITEWATER AREA/W-2-5 (CZ 6293)
PROPOSED ZONING:	LIGHT INDUSTRIAL (LI) & RURAL RESIDENTIAL (RR)
EXISTING LAND USE:	RURAL DESERT (RD), RURAL RESIDENTIAL (RR)
AREAS:	
TOTAL LOT SIZE:	407.62 ACRES
LI AREA:	273.22 ACRES (APPROXIMATE)
W-E AREA:	134.40 ACRES (APPROXIMATE)
ACCESSIBILITY:	
SEMINOLE DR:	SOUTH OF SITE, NORTH OF I-10

LEGEND:
- SITE BOUNDARY
- PARCEL LINES
- ROAD CENTERLINES
- PROPOSED LIGHT INDUSTRIAL (LI)
- PROPOSED LEVEE

VICINITY MAP
N.T.S.



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DRAWN BY: S.G.
DATE: 05-28-14
JOB. NO.: 133989
FILE: I:\2013 Jobs

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TEL. (909) 885-3806
334 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 381-1721
www.bonadiman.com

PROJECT:
PROPOSED ZONING
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

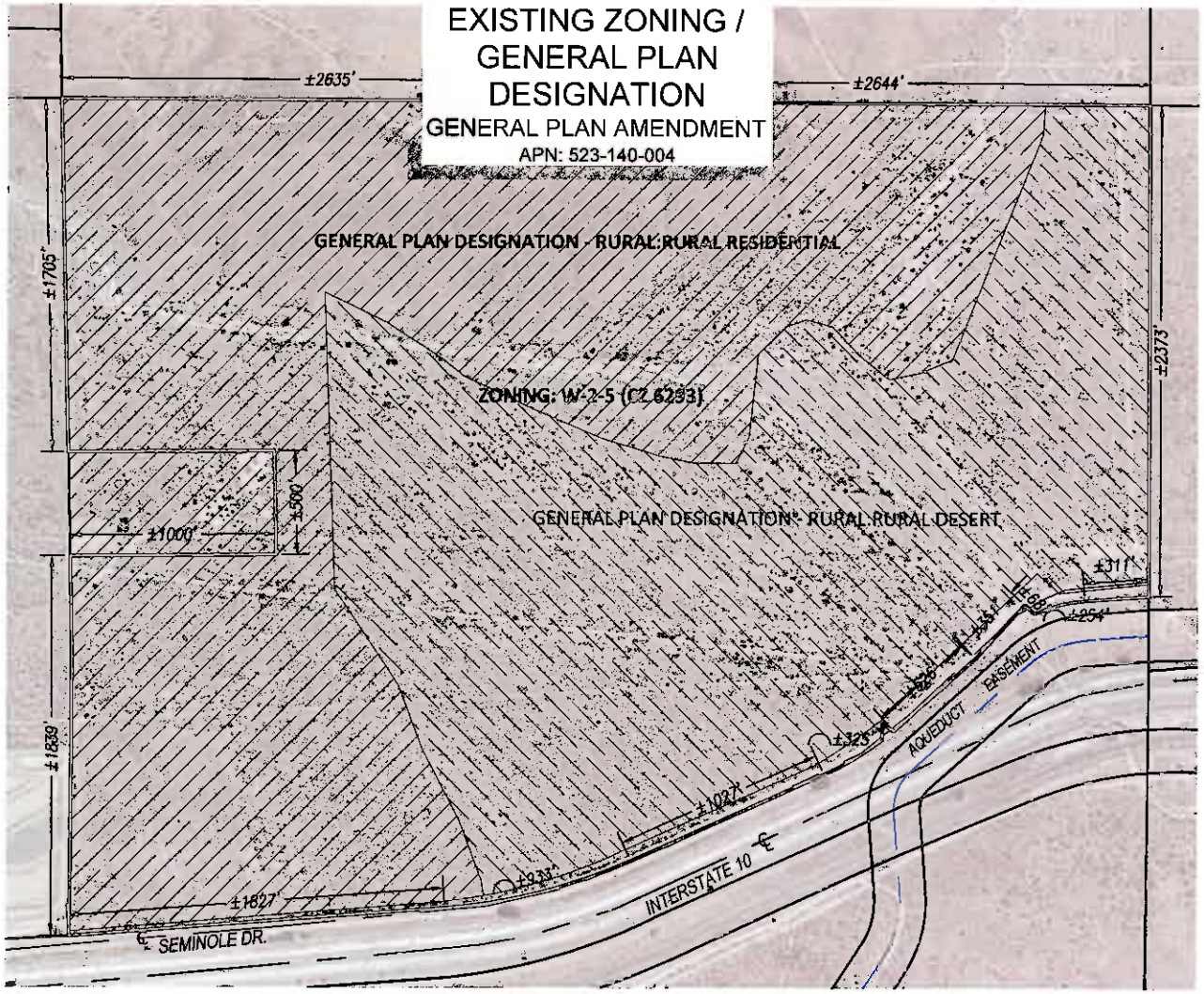
SHT. NO. 3 OF 5

CASE #: GPA1134
DATED: 5/28/14
PLANNER: P.RULL

EXISTING ZONING / GENERAL PLAN DESIGNATION

GENERAL PLAN AMENDMENT

APN: 523-140-004



APPLICANT:

JEFF WEBER
2697 N. VISTA GLEN RD.
ORANGE, CA 92867
PHONE: (949) 254-0135

LEGAL DISCRIPTION:

THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10 FREEWAY, JUST EAST OF CABAZON. IT ENCOMPASSES MOST OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:

PARCEL 9 PARTNERS, LLC
2697 N. VISTA GLEN ROAD
ORANGE CA. 92867
PHONE: (949) 254-0135

PROPERTY ADDRESS:

PROPERTY ADDRESS NOT AVAILABLE, NOT WITHIN A CITY BOUNDARY

AMENDMENT DISCRIPTION:

AMEND *____* FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

SITE INFORMATION:

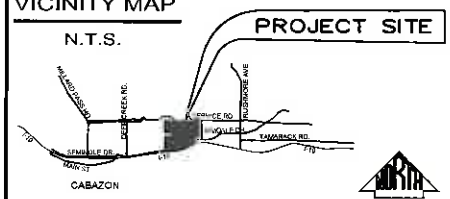
APN:	523-140-004
THOMAS BROS (2005):	PAGE: 723, GRID: G2-3, H2-3, J2-3
EXISTING ZONING:	WHITEWATER AREA/W-2-5 (CZ 6293)
PROPOSED ZONING:	LIGHT INDUSTRIAL (LI) & RURAL RESIDENTIAL (RR)
EXISTING LAND USE:	RURAL DESERT (RD), RURAL RESIDENTIAL (RR)
AREAS:	
TOTAL LOT SIZE:	407.62 ACRES
LI AREA:	273.22 ACRES (APPROXIMATE)
W-E AREA:	134.40 ACRES (APPROXIMATE)
ACCESSIBILITY:	
SEMINOLE DR:	SOUTH OF SITE, NORTH OF I-10

LEGEND:

- SITE BOUNDARY
- PARCEL LINES
- ROAD CENTERLINES
- EXISTING RURAL RESIDENTIAL
- EXISTING RURAL DESERT

VICINITY MAP

N.T.S.



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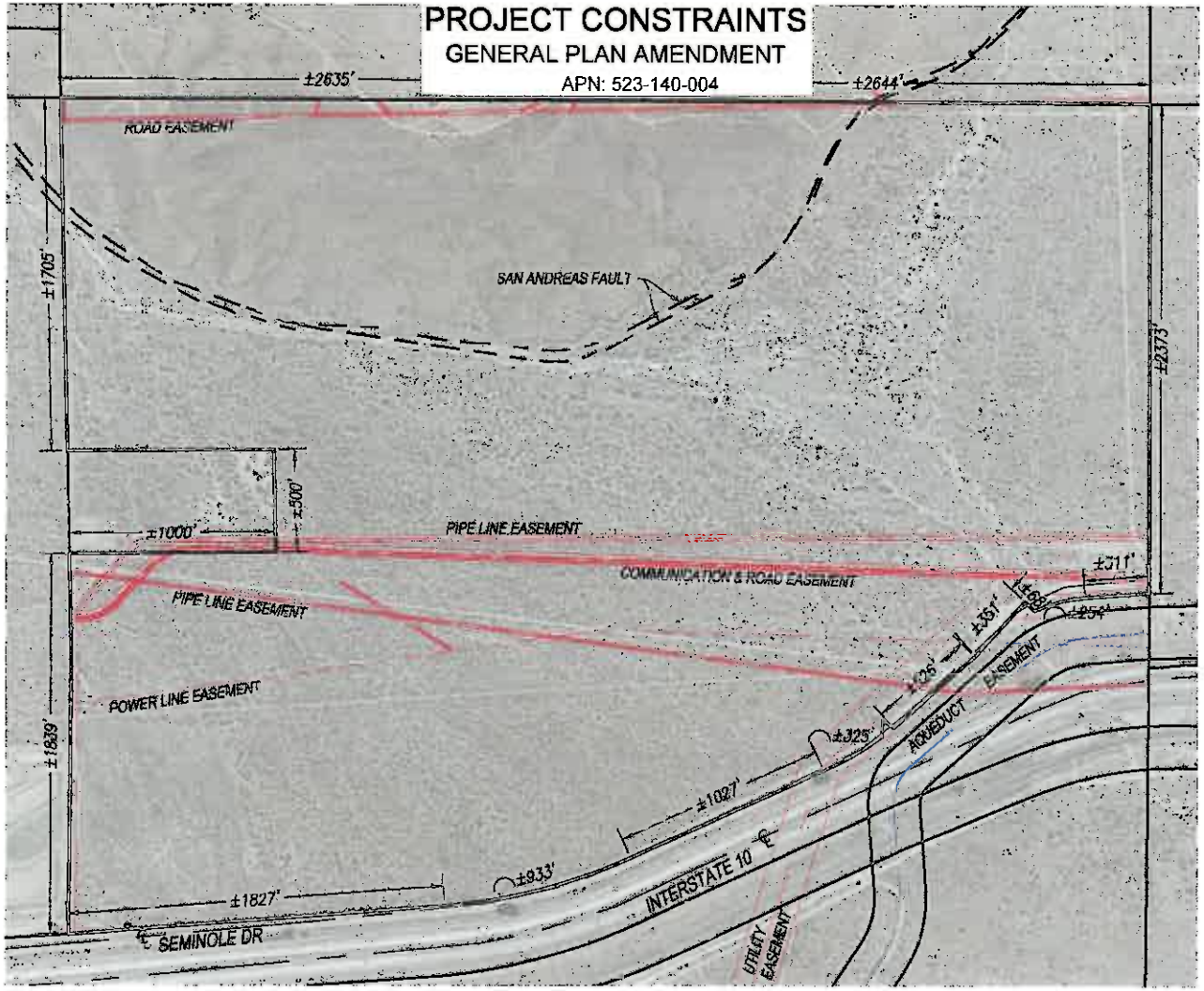
PROJECT:
EXISTING ZONING
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

SHT. NO.
1
OF 5

PROJECT CONSTRAINTS
GENERAL PLAN AMENDMENT
APN: 523-140-004



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LEGEND:

SITE BOUNDARY
PARCEL LINES
ROAD CENTERLINES

VICINITY MAP

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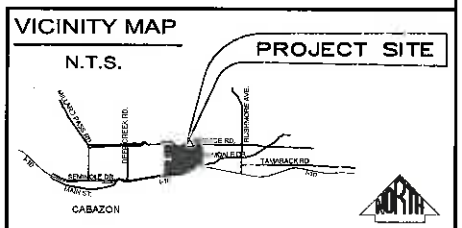

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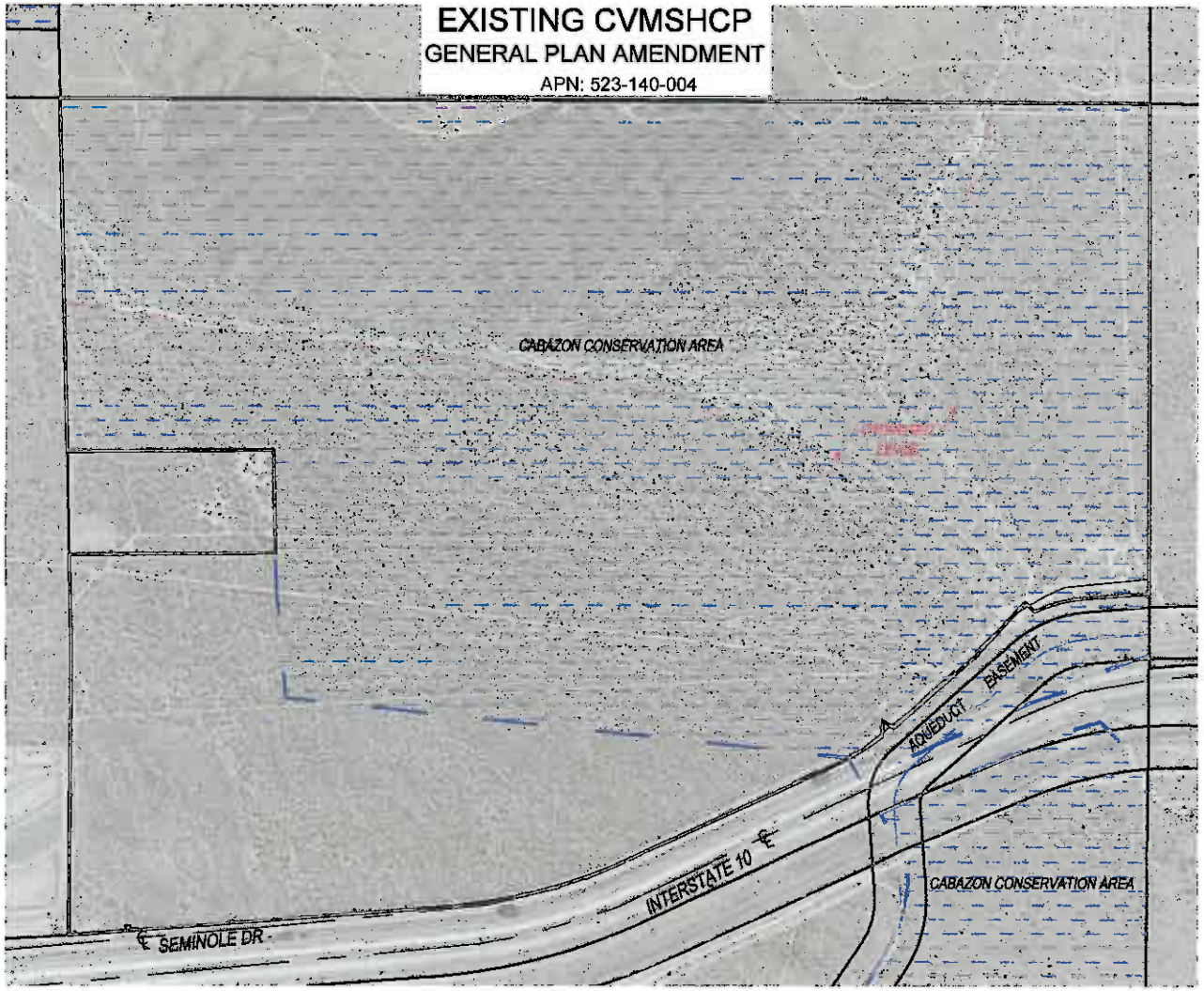
PROJECT:
PROJECT CONSTRAINTS
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

SHT. NO.
2
OF 5

EXISTING CVMSHCP
GENERAL PLAN AMENDMENT
APN: 523-140-004



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- SITE BOUNDARY
- PARCEL LINES
- ROAD CENTERLINES
- CVMSHCP CONSERVATION ZONE
- PROPOSED LEVEE

VICINITY MAP
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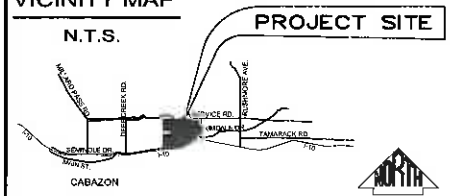

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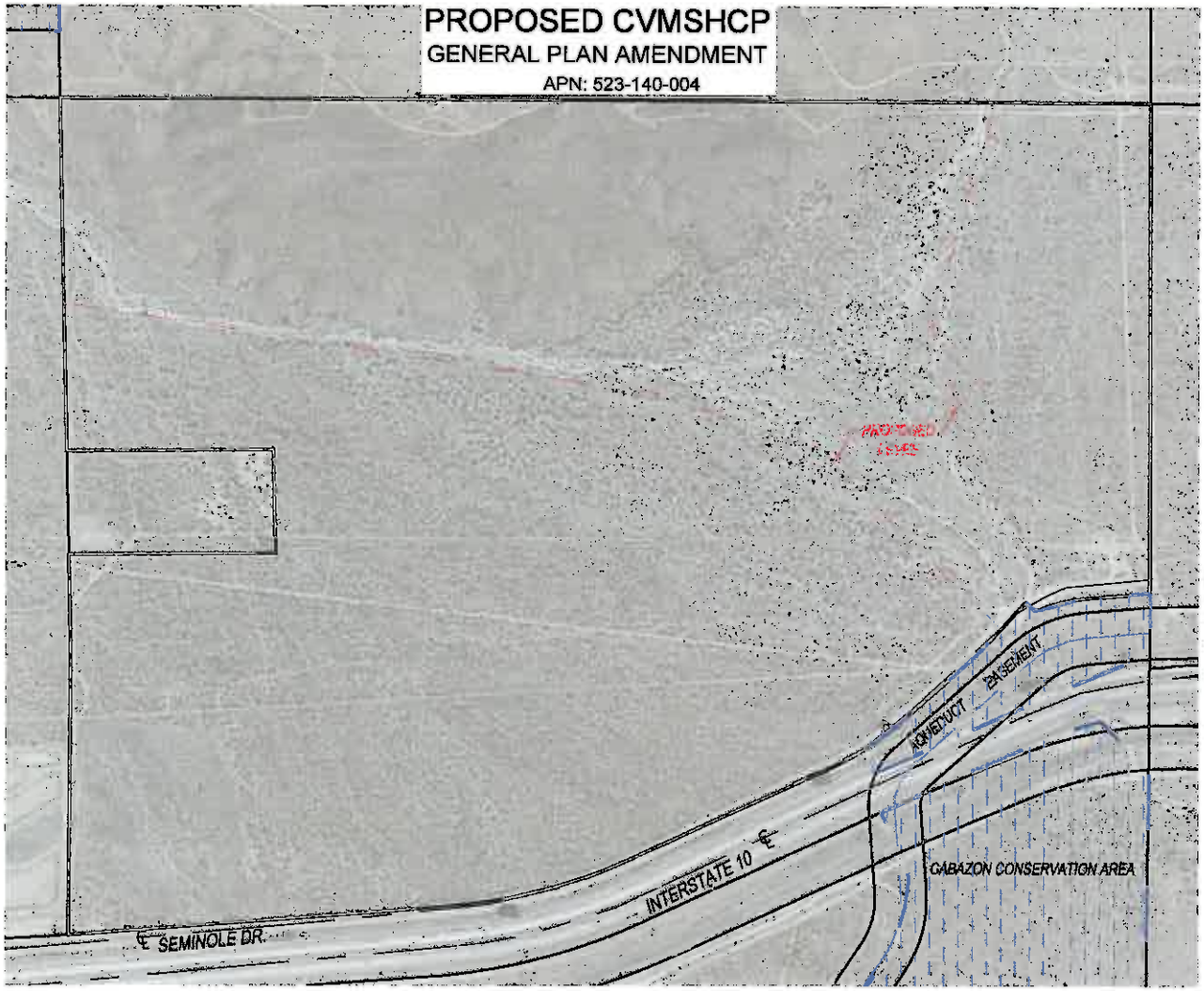
PROJECT:
EXISTING CVMSHCP
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

SHT. NO.
4
OF 5

PROPOSED CVMSHCP
GENERAL PLAN AMENDMENT
APN: 523-140-004



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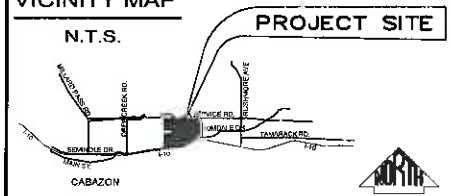

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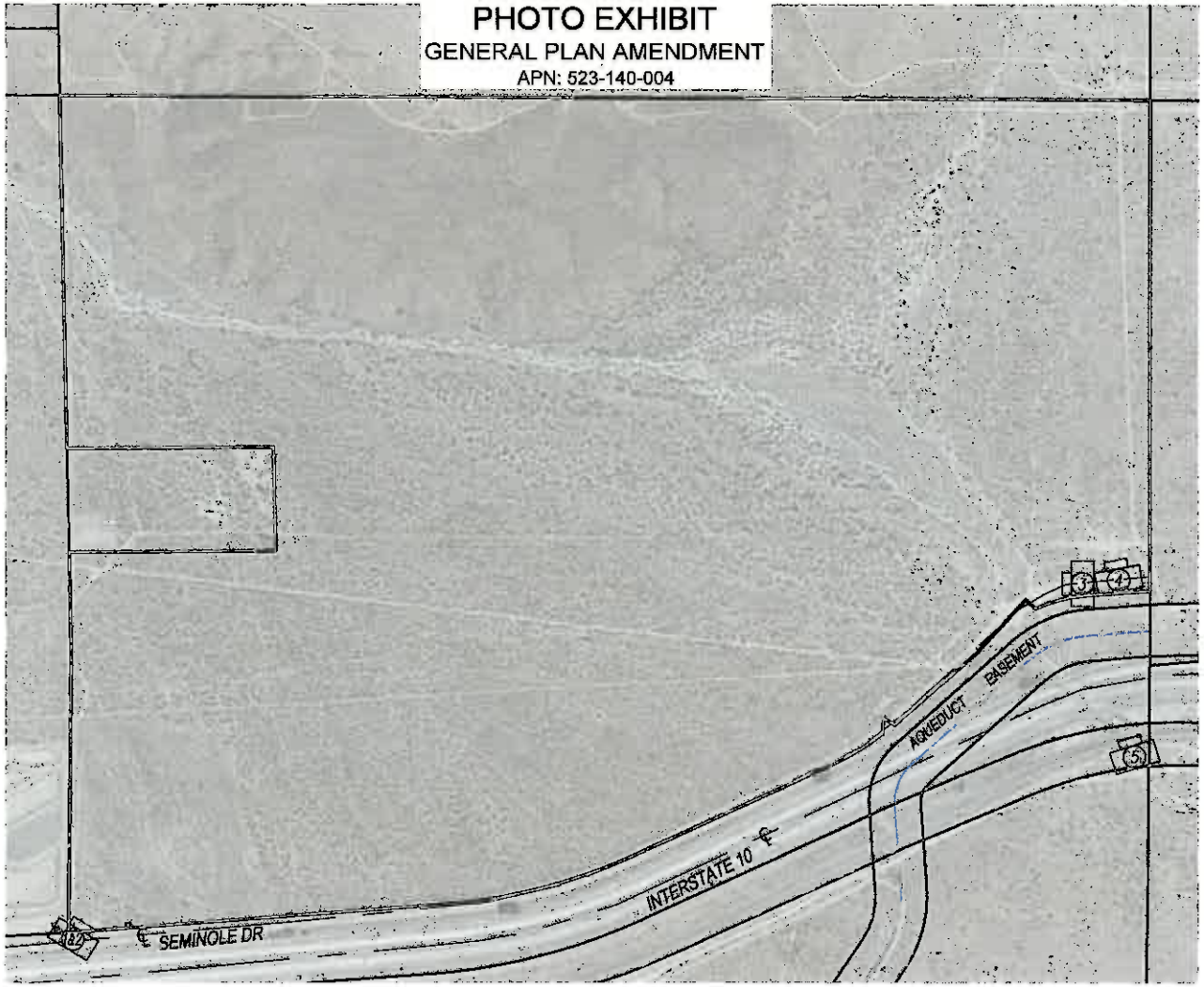
PROJECT:
PROPOSED CVMSHCP
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

SHT. NO.
5
OF 5

PHOTO EXHIBIT
GENERAL PLAN AMENDMENT
APN: 523-140-004



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PARCEL 9 PARTNERS, LLC
4000 BARRANCA PARKWAY, SUITE 250
IRVINE, CA 92604
PHONE: (949) 254-0135

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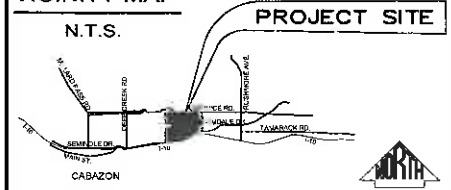
LEGEND:

SITE BOUNDARY
PARCEL LINES
ROAD CENTERLINES
PHOTO LOCATION

VICINITY MAP
N.T.S.



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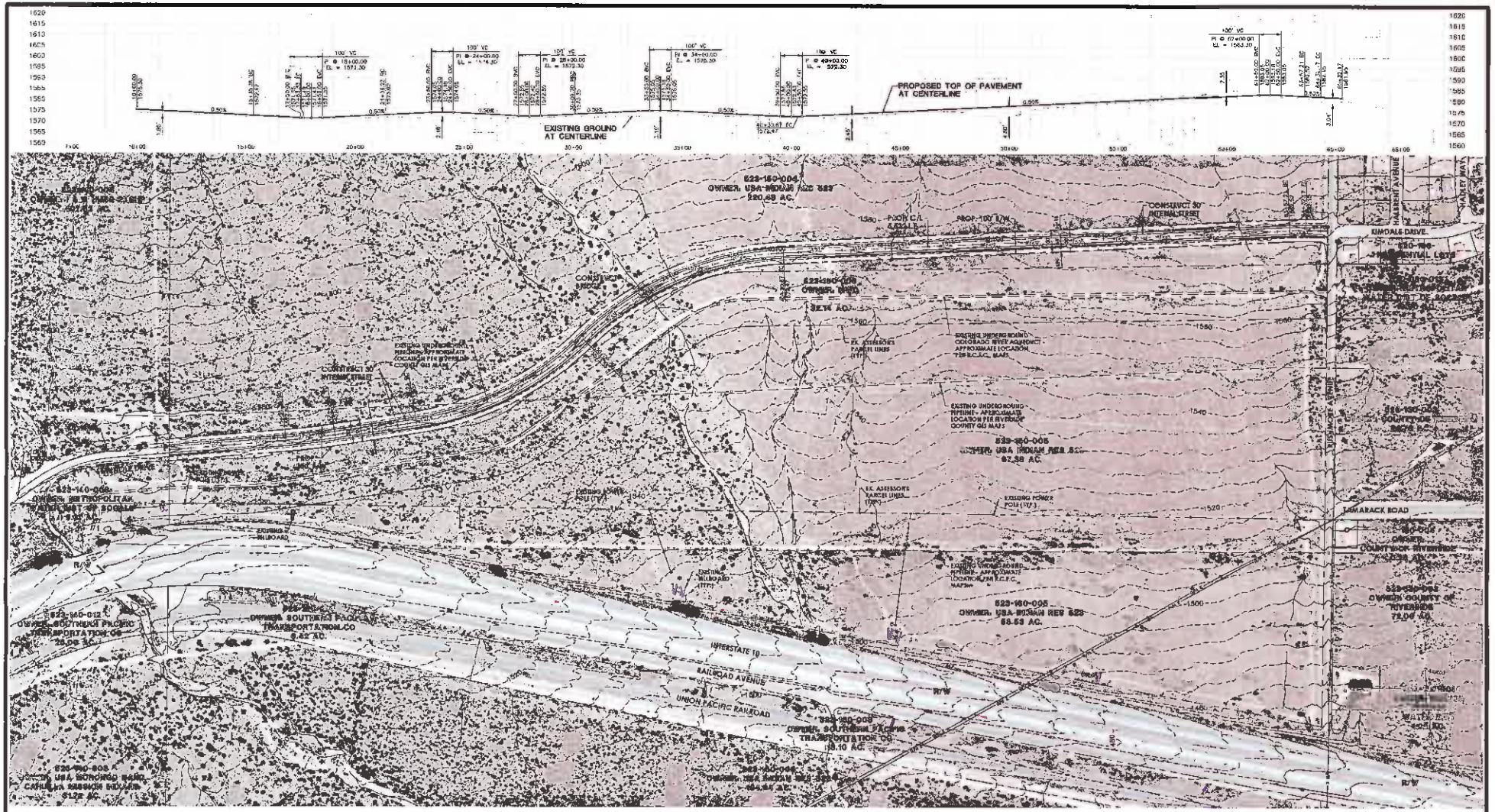

CONSTRUCT INTERIM STREET SECTION
SEMINOLE DRIVE
NTS

FUTURE ULTIMATE STREET SECTION
SEMINOLE DRIVE
NTS

INTERIM CONDITION EARTHWORK ESTIMATE
FOR PERMIT PURPOSES ONLY

TOTAL CUT (RAW):	3,950 C.Y.
TOTAL FILL (RAW):	3,500 C.Y.

SEMINOLE DRIVE EXTENSION
PRELIMINARY ROAD ALIGNMENT STATION AND PROFILE EXHIBIT

EXHIBIT DATE: JANUARY 16, 2014

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
54200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7899

SHEET 1 OF 1 SHEETS

JUSTIFICATION FOR EXTRAORDINARY EVENT

The County of Riverside is going to begin construction of the Seminole Drive extension from its current terminus to Rushmore Avenue. The extraordinary benefit will allow for the development of light industrial, commercial and retail opportunities on the north side of Highway 10 that previously was not feasible.

This road extension will also provide and extraordinary benefit in that it will create an alternative route should highway 10 become unpassable.

Findings

1. During our submittal process, we were informed the County was going to extend Seminole Drive from its current terminus to Rushmore Drive. This information created a new condition that justifies modifying the General Plan for our property from Rural Residential to Light Industrial. This modification to the General Plan does not conflict with the overall Riverside County Vision and does not create an internal inconsistency among the elements of the General Plan.
2. The construction of this road is an event that is going to occur, that is unusual and the changes as we are requesting to the general Plan and Zoning are compelling, so the only way to rectify this is to make changes to the current Riverside County Vision, the General Plan Principals as set forth in the General Plan, Appendix B or Foundation Component.
3. This Foundation Component change is necessary to facilitate a significant expansion of the basic structural employment by providing the opportunity to develop, industrial and or warehousing uses that the current Land Use and Zoning do not allow. The project that would be facilitated by the requested general plan amendment would be the subdivision and development of approximately 273 acres of land into 18 parcels. It is anticipated that each parcel would support an industrial building of approximately 73,000 square feet in size. Based on information available on www.census.gov, a typical 73,000 square foot industrial building would house 64 employees. That being the case, at full build out, the project would support 1,052 employees. Anticipating that such employees would receive an average hourly wage of $20, annual payroll of $46,080,000 would be anticipated. Using an economic multiplier of 2.5, an annual payroll of $46,080,000 would have an economic impact on the region of $115,200,000. The economic impact to the region would be further enhanced by construction activity, including permit procurement.
4. This change to the Foundation does not conflict with PAP 5.3 because the industrial area can be designed with raised building pads and parking areas that allow the periodic flooding of the area within the 100 year flood plain.
5. In addition, the project would require public sewer service, necessitating sewer main extension and capacity enhancement sufficient to handle the additional development. Besides the economic impact of construction of the sewer facilities, ground water quality in the region would be enhanced by the avoidance of additional septic systems.

FOUNDATION AMENDMENT - EXTRAORDINARY

CYCLE: Quarterly

Case No. **GPA No. 1134** Supervisorial District: Fifth Existing Zoning: Controlled Development Areas-5 acre minimum

Area Plan: The Pass
Acreage: 407.6 gross acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Rural

Existing General Plan Land Use Designation: Rural Residential and Rural Desert

Existing Policy Area(s) or Overlay(s): Cabazon Policy Area

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development and Rural

Proposed General Plan Land Use Designation: Light Industrial and Rural Desert

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area	X		The project is located within the Cabazon Conservation Area
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		
FLT Sand Source Area or FLT Preserve		X	
Fault Zone	X		Located within San Andreas Fault Zone
Faults within ½ Mile	X		Within 1/2 mile of San Andreas Fault and San Gorgonio Pass Fault Zone
Liquefaction Potential; Subsidence		X	
High Fire Area	X		Located within a High Fire Area
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

FOUNDATION AMENDMENT - EXTRAORDINARY FINDINGS *(Check all that apply)*

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.	X		This required finding actually has many parts. The analysis below analyzes each part individually: it analyzes A. the new circumstance, and B. the consistency with the general Plan in three parts, 1) the consistency with the vision, 2) the Policies of the General Plan, and 3) the consistency with the Foundation. A. That new circumstances exist: The applicant contends that there are new circumstances: Construction of Seminole Drive extension through to Rushmore Avenue. A need for sewer extension and capacity in the area. A need for job expansion in the area. The Riverside County Transportation Department recently decided to extend Seminole Drive from its current terminus to Rushmore Drive. This planned improvement creates a new physical condition that supports the submitted general plan amendment application, by creating new access and utility infrastructure opportunities through the project site, increasing the lands best and highest use and making it consistent with other existing uses along Interstate 10. By creating this improvement, much needed sewer infrastructure will be developed which will reduce the number of septic systems in the future. The improvement will also create job opportunities in an area of the County which is much needed. Potential build out of industrial buildings on the project site could result in creating approximately 1,052 employees, with an hourly wage of $20.00 and an annual payroll of $46,080,000. Using an economic multiplier of 2.5, this payroll could have a significant economic impact in the area of $115,200,000. B. The proposed change does not conflict with: (1) The Riverside County Vision. The Vision of the General Plan is embedded in many places throughout the General Plan. The Cabazon Policy Area within the Pass Area Plan specifically promotes "increasing accessibility throughout the area" and

			"creating a safe and more desirable place to live and work" as a County vision, which is achieved by the proposed Amendment by creating new streets and points of access that can be utilized in an emergency if Interstate 10 becomes impassable, and creating employment opportunities in the area. (2) Any General Plan Principle. The project is consistent with at least three policies. The project is consistent with the Cabazon Policy Area. The project is in the Pass Area Plan. Each area plan has specific Policy Areas that were crafted to achieve specific goals within those customized area plans. The project is consistent with the following policies: PAP 5.3 Allow uses that can be periodically flooded in areas within 100-year flood zone. PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone. PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses. The project site is located within a significant flood area. Policies 5.3 and 5.4 were established to protect the public from significant flooding impacts in the area. The proposed Amendment is consistent with both these policies as a future industrial development will be designed with raised building pads and parking and landscaping areas that allow for periodic flooding. The proposed Amendment is also partially consistent with policy 5.6. Although the project site is not located at the interchange of Interstate 10 and Apache Trail, the proposed Amendment does implement the intent of the policy by providing a land use that will service users of Interstate 10 by providing industrial businesses and supporting ancillary uses. (3) Any Foundation Component designation in the General Plan.

			The project is requesting the Land Use change based on the inconsistency with the existing designation. Should the Board act on the proposed application, the inconsistency would be addressed.
A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.	X		The applicant has provided information in the attachments which contend that the proposed project can satisfy this finding. The applicant states that this project is needed because of the new circumstance that exists today regarding the redesign of Seminole Road, which will open up opportunities for development, employment, sewer infrastructure and public road access. The road redesign is unusually compelling that can only be rectified by making changes to the General Plan.
An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.		X	
A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.		X	
A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.		X	
A component change is required to comply with an update of the Housing Element or change in State Housing Element law.		X	

A General Plan component amendment is required to significantly expand basic structural employment (such as employment in industry, agricultural processing, and research and development), that creates permanent jobs exclusive of the construction jobs generated by the project itself, and excluding retail jobs in, service commercial, warehousing, and residential uses not ancillary to the primary employment use.	X		The applicant's findings indicate that the Extraordinary General Plan Amendment is needed to significantly expand basic structural employment. The findings go on to cite the financial incentives an industrial project would create as well as providing sewer infrastructure and additional access roads in area that is currently deficient. The applicant makes several findings and financial benefits that the proposed Amendment will create (see above, Section A).
A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan.			

*** <u>THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.</u>**

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
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: GPA01134 DATE SUBMITTED: 1-8-14

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Jeff Weber E-Mail: jeffweber1@msa.com

Mailing Address: 2697 N. Vista Glen Road
Street
Orange CA 92867
City *State* *ZIP*

Daytime Phone No: (949) 254-0135 Fax No: (____) ____

Engineer/Representative's Name: Bonadiman & Associates, Ed Bonadiman E-Mail: ejb@bonadiman.com

Mailing Address: 234 N. Arrowhead Ave.
Street
San Bernardino CA 92408
City *State* *ZIP*

Daytime Phone No: (909) 885-3806 Fax No: (____) ____

Property Owner's Name: SEE ATTACHED TITLE REPORT E-Mail: ____

Mailing Address: 4000 Barranca Parkway, Suite 250
Street
Irvine CA 92604
City *State* *ZIP*

Daytime Phone No: (____) ____ Fax No: (____) ____

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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Jeff Weber _____ _____

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.

_____ _____

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 523-140-004

Section: 11 Township: 3S Range: 2E

Approximate Gross Acreage: 407.62

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.

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Jeff Weber _____

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.

HSIU I SHEN _____

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

SU CHIN LIN SHEN _____ , HSINYA SHEN, AS POA of SU CHIN LIN SHEN

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 523-140-004

Section: 11 Township: 3S Range: 2E

Approximate Gross Acreage: 407.62

General location (nearby or cross streets): North of Interstate 10, South of _____, East of Cabazon, West of Deep Creek Rd.

Thomas Brothers map, edition year, page number, and coordinates: 732 G2&3, H2&3, J2&3

Existing Zoning Classification(s): W-2-5

Existing Land Use Designation(s): R.D., R.R.

Proposal (describe the details of the proposed general plan amendment):

Change zoning to Light Industrial (L.I.)

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☑

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site? Yes	No
Electric Company	Southern California Edison (SCE)	x	
Gas Company	Southern California Gas	x	
Telephone Company	Verizon	x	
Water Company/District	Cabazon County Water District		x
Sewer District			x

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) 1 mile

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) _____

Jeff Weber 2697 N. Vista Glen Road Orange CA 92867	Bonadiman & Associates 234 N. Arrowhead Avenue San Bernardino CA 92408	I&S Partnership 4000 Barranca Parkway, Ste 250 Irvine CA 92604
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NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: July 10, 2014

TO: Planning Commission Secretary

FROM: Paul Rull (Riverside)

PHONE No.: 951-955-0972 E-Mail: prull@rctlma.org

SCHEDULE FOR: Planning Commission on **September 17, 2014**

10-Day Advertisement: General Plan Initiation Proceedings

GENERAL PLAN AMENDMENT NO. 1134 – Applicant: Jeff Weber – Representative: Bonadiman & Associates – Fifth/Fifth Supervisorial District – Whitewater Zoning Area – The Pass Area Plan: Rural: Rural Residential and Rural: Rural Desert – Location: Northerly of Seminole Drive, easterly of Deep Creek Road, westerly of Rushmore Avenue – 407.6 Gross Acres – Zoning: Controlled Development Areas-5 acre minimum – **REQUEST:** The General Plan Amendment proposes an **Extraordinary Foundation level** Amendment to amend the Riverside County General Plan Land Use Element from Rural: Rural Residential and Rural: Rural Desert to Rural: Rural Residential and Community Development: Light Industrial (0.25 – 0.60 floor area ratio) on 407.6 gross acres.

STAFF RECOMMENDATION:

☐ APPROVAL (CONSENT CALENDAR)
☐ APPROVAL
☐ APPROVAL WITHOUT DISCUSSION
☐ CONTINUE WITH DISCUSSION TO _____.
☐ CONTINUE WITHOUT DISCUSSION TO _____.
☐ CONTINUE WITHOUT DISCUSSION OFF CALENDAR
☐ DENIAL
☐ SCOPING SESSION
☒ INITIATION OF THE GENERAL PLAN AMENDMENT
☐ DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
☐

☐ Provide one set of mailing labels, including ~~surrounding property owners, Non-County Agency and Interested Parties~~ and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

☒ Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: $3,451.30, as of 7/10/14

CFG Case # N/A - Fee Balance: $ N/A

Estimated amount of time needed for Public Hearing: 20 Minutes *(Min 5 minutes)*

Controversial: YES ☒ NO ☐
Provide a very brief explanation of controversy (1 short sentence) – the GPA is a special request "Extraordinary Amendment Event"

Principal's signature/initials: _____

Date: _____

Jeff Weber
2697 N. Vista Glen Road
Orange CA 92867

Bonadiman & Associates
234 N. Arrowhead Avenue
San Bernardino CA 92408

I&S Partnership
4000 Barranca Parkway, Ste 250
Irvine CA 92604

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

COUNTY OF RIVERSIDE
PLANNING COMMISSION

SEPTEMBER 17, 2014
COUNTY ADMINISTRATIVE CENTER

ITEM NO. 3.1

GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818 – Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Road and southerly of Keller Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P). Continued from July 16, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

NO STAFF REPORT AVAILABLE

Agenda Item No.: 3.2
Area Plan: East County - Desert
Zoning District: Chuckwalla
Supervisorial District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: September 17, 2014

SURFACE MINING PERMIT NO. 102
SUSPENSION OF PERMIT
Environmental Assessment No. N/A
Applicant: Double D Mining, LLC
Engineer/Representative: David Maughan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND UDATE:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 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 8, 2012 Notice of Violation.

On November 6, 2013, the Planning Commission heard testimony regarding the OTC and continued the hearing to January 15, 2014. During the January 15, 2014 Planning Commission hearing the Planning Commission again heard testimony regarding the OTC and then voted unanimously to affirm the OTC with a modification of the OTC by granting a 60-day time period for compliance. The Planning Commission heard additional testimony during four (4) subsequent public hearings which culminated in closing the public hearing and tentative suspension of the mining permit pending adoption of Findings to be prepared by County Counsel.

RECOMMENDATION:

Approve the Findings of Fact and Decision to Suspend Surface Mining Permit 102.

PLANNING COMMISSION

COUNTY OF RIVERSIDE

IN THE MATTER OF SUSPENSION OF SURFACE MINING PERMIT NO. 102

FINDINGS AND DECISION

The Planning Commission ("Commission") heard the above-referenced matter on November 6, 2013, January 15, 2014, May 21, 2014, June 18, 2014 and August 20, 2014, after giving the required notice. During these hearings, oral and written testimony was presented by the County of Riverside Planning Department and representatives for Double D Mining. Double D Mining operates the Standard Gypsum Mine operating under Surface Mining Permit No. 102 ("SMP No. 102"). Following the oral testimony on August 20, 2014, the Commission closed the public hearing, tentatively suspended SMP No. 102 and directed staff to prepare the following findings. The Commission has reviewed the findings and hereby suspends SMP No. 102 based thereon.

FINDINGS

1. The Standard Gypsum Mine ("Mine") is operating under SMP No. 102 and is located twenty-five (25) miles north of Blythe, ten (10) miles west of Midland Road and fifteen (15) miles south of State Highway 62 in the County of Riverside. Sun Services, Inc. was the previous operator of the Mine.
2. Double D Mining is the current owner of the Mine.
3. During the public hearing on May 21, 2014, it was confirmed that David Maughan was the agent for service of process for Double D Mining.
4. On November 8, 2012, the County of Riverside ("County") issued a Notice of Violation to the Mine for violating the Surface Mining and Reclamation Act which is attached hereto as Exhibit A.
5. On August 22, 2013, the County issued a second Notice of Violation to the Mine for violating

the Surface Mining and Reclamation Act which is attached hereto as Exhibit B.

6. The violations, more specifically described in the attached Notices of Violation, included mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, blocked drainage and inadequate financial assurances.

7. On September 27, 2013, the Riverside County Planning Director issued a Notice and Order to Comply with the Surface Mining and Reclamation Act to the Mine which is attached hereto as Exhibit C.

8. Section 10.a. of Ordinance No. 555 provides that the Order to Comply shall not take effect until the operator has been provided a public hearing before the Planning Commission concerning the violation.

9. Public hearings on the Order to Comply took place before the Planning Commission on November 6, 2013, January 15, 2014, May 21, 2014 and June 18, 2014.

10. Pursuant to Section 10.b. of Ordinance No. 348, the Planning Commission may affirm, modify or set aside the order issued by the Planning Director.

11. According to the November 8, 2012 Notice of Violation, the August 22, 2013 Notice of Violation and the November 6, 2013 staff report, the Mine's operating activities are outside the limits of the approved SMP No. 102 and its associated reclamation plan. The Mine's operation blocked water drainages and constructed vertical slopes which is not allowed under SMP No. 102.

12. Additionally, according to the August 22, 2013 Notice of Violation and the November 6, 2013 staff report, the Mine's activities are beyond the limits of what can be reclaimed under the current financial assurance of $53,472.

13. Following oral testimony on November 6, 2013, the Commission continued the item to January 15, 2014.

14. On January 15, 2014, the Commission affirmed the Order to Comply and provided a sixty (60) day compliance period.

15. On May 21, 2014, the Mine's representative asked for additional time to comply with the

Order to Comply. Following oral testimony, the Commission again affirmed the Order to Comply, continued the item to June 18, 2014, and requested Double D Mining to provide the County with a new aerial topographic survey map showing the boundaries of the Mine site and the approved reclamation plan. The Commission also requested the operator to submit the interim financial assurances in the amount of $1 million dollars and to pay the outstanding arrears to the County.

16. On June 18, 2014, Double D Mining still had not complied with the Order to Comply or with the Commission's May 21st request. The County still had not received the following:
    a. a new aerial topographic survey map showing the boundaries of the Mine site and the approved reclamation plan;
    b. the necessary documents, including exhibits, to revise the permit and associated reclamation plan;
    c. the interim financial assurances; or
    d. plans to demonstrate the safety of existing slopes.
17. In light of the above, following oral testimony, the Commission directed staff to begin the suspension procedures in accordance with Sections 7 and 10.b. of Ordinance No. 555.
18. On August 20, 2014, a hearing was held before the Planning Commission to consider the suspension of SMP No. 102.
19. At the August 20th hearing, the Mine's representative provided that the following steps were taken to comply with the Order to Comply:
    a. a substantial conformance application was submitted to the County on August 19, 2014;
    b. slope stability documents were being prepared; and,
    c. a cost estimate of $216,000 for the financial assurances was submitted to the County.
20. At the August 20th hearing, the Planning Department's representative testified that the appropriate interim financial assurance is $1 million, which is based on calculations provided by the State of California. Also, the amount of disturbed acreage at the Mine's site still needs

to be determined in order to accurately calculate the appropriate financial assurances.

21. Additionally, the new aerial topographic survey map showing the boundaries of the Mine site and the approved reclamation plan requested by the Commission has not been submitted by the Mine's representatives.

22. Based on oral and written testimony provided on August 20, 2014, Double D Mining has failed to do the following:

    a. Present evidence documenting that the Mine's activities are within the boundaries of the approved SMP No. 102 and its associated reclamation plan;

    b. Provide adequate financial assurances to reclaim the Mine's disturbed area; and

    c. Provide an analysis documenting the safety of the Mine's slopes.

DECISION

1. Based on the above, the Commission suspends SMP No. 102 until the Mine's owner complies with all of the following:

    a. submits a new aerial topographic survey map to the Planning Department showing the boundaries of the Mine site and the approved reclamation plan;

    b. submits and processes an application for a revised surface mining permit and reclamation plan in accordance with Ordinance No. 555 and the Surface Mining and Reclamation Act;

    c. submits a financial assurance cost estimate to the Planning Department and posts an interim financial assurance mechanism in accordance with Ordinance No. 555 and the Surface Mining and Reclamation Act;

    d. Pays any outstanding arrears to the Riverside County Planning Department;

    e. Any other item in the September 27, 2013 Notice and Order to Comply issued by the County of Riverside that is not specifically listed above.

2. In accordance with Section 7.c of Ordinance No. 555 the decision by the Commission is considered final.

EXHIBIT A

COUNTY OF RIVERSIDE

TRANSPORTATION and LAND MANAGEMENT AGENCY

DEPARTMENT OF BUILDING AND SAFETY

Mike Lara
Director

Notice of Violation

November 8, 2012

Standard Gypsum Mine
ATTN: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356

RE: CA Mine ID: 91-33-0076
SMP102

Dear Surface Mine Operator,

The purpose of this letter is to notify you that you are in violation with the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq. (SMARA). The County of Riverside is the lead agency for this surface mining operation. Failure to comply with the corrections identified below with-in the time limits identified may result in revocation of SMP00102. **You have 30 days to comply with this Notice of Violation.**

Violations:

1. Mining outside the limits of the approved mining and reclamation plan damaging natural habitat.
2. Inadequate protection for streams, stockpiles/tailing exposed to stream erosion, materials cast into stream ways.
3. Inadequate protection of waste from wind and water erosion.
4. Open adit along north edge of property.
5. Derelict equipment, tires, metal scraps, debris located along the northwest portion of the site.
6. Vertical slopes in excess of approved and safe heights (estimated at 100 feet vertical).
7. Materials cast into stream ways, partially blocked drainage.
8. Burning trash on-site without permit.
9. Failure to produce required blasting permit.
10. Ponding water and/or groundwater in the bottom of the pit.
    Correction Measures Required.
11. Failure to provide updated Financial Assurance Cost Estimate and Financial Assurance Mechanism.

Sincerely,

Mike Lara
Director of Building and Safety

Building and Safety• Environmental Compliance Division • 4080 Lemon Street, 2nd Floor • Riverside, CA 92501
P. O. Box 1629• Riverside, CA 92502-1629• 951.955-1400 • FAX 951.955.1806 NPDES@rctlma.org

EXHIBIT B

COUNTY OF RIVERSIDE

TRANSPORTATION and LAND MANAGEMENT AGENCY

DEPARTMENT OF BUILDING AND SAFETY

Mike Lara
Director

Notice of Violation

August 22, 2013

Sent Regular U.S. Mail and
Certified Mail No.
7001 2510 0003 8636 4776

Sun Services
Standard Gypsum Mine
19301 Ventura Boulevard, Suite 204
Tarzana, CA 91356

RE: CA Mine ID: 91-33-0076
RCL00102

Dear Surface Mine Operator:

This notice is to inform you that no later than **July 1st of each calendar year**, you are required by California Law (Public Resources Code 2207) and Riverside County Code 5.48 (County Ordinance 555), to submit to the Director of Building and Safety, Lead Agency for mining activity in Riverside County, a copy of your 2012 Annual Mining Report (MRRC-2). You must submit additional information including applications for your annual Special Inspection Permit and Building Industrial Commercial Storm Water Permit included with the applicable fees.

The purpose of this letter is to notify you that you are in violation with the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq. (SMARA). The County of Riverside is the lead agency for this surface mining operation. Failure to comply with the corrections identified below with-in the time limits identified may result in revocation of RCL00102.

You have 30 days to comply with this Notice of Violation.

Site is found in non-compliance with reclamation standards (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 9, Section 3007 et seq.)

In addition to the Annual Report all surface mine operators are required to submit the following:

1. Surface Mine Permit/ BIC Permit. (Annual Inspection Permit Application).
2. Annual updated financial assurance cost estimates.
3. Provide a current Statement of Responsibility.
4. New aerial topography with property lines and setbacks identified.

Building and Safety▪ Environmental Compliance Division ▪ 4080 Lemon Street, 2nd Floor ▪ Riverside, CA 92501
P. O. Box 1629 ▪ Riverside, CA 92502-1629 ▪ 951-955-1400▪ FAX 951-955-1491 NPDES@rctlma.org

5. Certify all disturbances are within the limits of the Surface Mining/Reclamation Plan.
6. Indicate maximum depth of excavations.
7. Provide quantity in cubic yards and tons of minerals mined during the reporting period.
8. Provide a statement from a Certified Engineering Geologist/Geotechnical Engineer that all slopes (cut & fill), both active and inactive, are within the permitted boundaries, at the approved angles and are stabilized.
9. Provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".
10. Provide a copy all of approved Financial Assurance Mechanisms posted.
11. Provide proof of Annual Inspection Fees paid to the Office of Mining and Reclamation.

Please contact Chris Trinidad, Environmental Compliance Inspector II, at (951) 955-8116 or Email ctrinida@rctlma.org if you have any questions or need assistance.

Sincerely,

Mike Lara
County of Riverside Building Official

Building and Safety• Environmental Compliance Division • 4080 Lemon Street, 2nd Floor • Riverside, CA 92501
P. O. Box 1629 • Riverside, CA 92502-1629 • 951-955-1400• FAX 951-955-1491 NPDES@rctlma.org

EXHIBIT C

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

September 27, 2013

Via Certified Mail

Sun Services, Inc.
Attention: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356
818-510-4439

Standard Gypsum Mine (SMP00102)
CA Mine ID #91-33-0076
Notice and Order to Comply

Dear Mr. Maughan,

Enclosed with this letter is a Notice and Order to comply with the California Surface Mining and Reclamation Act (SMARA), Public Resources Code, Division 2, Chapter 9, Section 2719 et seq.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director

David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Encl: Notice, Order, Attachment A

cc: Carolyn Sym Luna, Planning Director
Mike Lara, Building Official
Michelle DeArmond, Chief of Staff – 4th District
Shellie Clack, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
J. Curtis Edmondson, Law Offices of J. Curtis Edmondson
File: SMP00102

B:\Geology\SMP\SMARA 2013\Standard Gypsum\Order to Comply 9-13.docx

IN THE MATTER OF SUN SERVICES, INC. MINING OPERATION STANDARD GYPSUM MINE – SMP00102 CA MINE ID #91-33-0076 ATTN: DAVE MAUGHAN	NOTICE AND ORDER TO COMPLY WITH SMARA [Public Resource Code Section 2774.1]

NOTICE IS HEREBY GIVEN THAT:

1. Sun Services, Inc. has violated provisions of California's Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California code of Regulations Section 3500 et seq., for which the County of Riverside (hereinafter "County") may issue Notice of Violations, Cease and Desist Orders, Orders to Comply and administrative penalties under Pub. Res. Code Section 2774.1.

2. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by mining outside the limits of the approved mining and reclamation plan damaging natural habitat.

   SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

   California Code of Regulations Section 3502(g) states: "Should an expansion of an operation into an area not covered by an approved reclamation plan be determined by the lead agency to be a substantial deviation, an amended reclamation plan shall be prepared that ensures adequate reclamation for the surface mining operation. The amended reclamation plan shall incorporate current reclamation standards for the entire area governed by the plan that is impacted by the deviation. If reclamation has been substantially initiated at the time that a lead agency determines that an amended reclamation plan is required, the operator may complete reclamation of those areas according to the previously approved reclamation plan, except for those areas that are or will be affected by the proposed expanded mining activities which shall be subject to the requirements of the amended reclamation plan."

3. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan and *California Code of Regulations 3706(d)* by not employing adequate protection for streams by exposing stockpiles/tailings to stream erosion and by casting materials into stream ways.

   SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location s exists under natural conditions.

   California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or

other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullying, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/l hour intensity storm event."

4. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by not providing adequate protection of mine wastes from wind and water erosion.

   SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

   California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullying, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/l hour intensity storm event."

5. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by constructing and allowing an open adit to remain along the north edge of the property (also outside the limits of the approved mining and reclamation plan).

   SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

   Surface Mining Permit and Reclamation Plan Approval III Proposed Operations C. states: Mining methods used will be: open pit, multi bench, low level and trucking to processing plan and railroad.

   California Code of Regulations Section 3713 (b) states: "Prior to closure, all portals, shafts, tunnels, or other surface openings to underground workings shall be gated or otherwise protected from public entry in order to eliminate any threat to public safety and to preserve access for wildlife habitat."

6. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by placing derelict equipment, tires, metal scrap, and debris along the northwest portion of the site.

   SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

   Surface Mining Permit No. 102 Appendix, item A states: On the mining plan map the area where the wast from the mining operation will be places is shown. Other than rock, no waste material, machinery or scrap will be accumulated or deposited in these areas. At the railroad siding where the gypsum or will be crushed and classified there is no waste material in the process. Any derelict machinery would be removed and sold for scrap.

7. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by constructing slopes in excess of approved heights and slope inclination (vertical).

   SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

   SMP00102 Condition of Approval No. 6. (a-c): Construction Slopes states:
   (a) Where the face is composed of loose or unstable materials, the slope of the face shall not exceed 50 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.
   (b) Where the face is composed of moderately compacted materials that are not firmly cemented or consolidated by which experience indicates will stand well in place, the slope shall not exceed 65 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.
   (c) Where the face is composed of firmly cemented or consolidated materials that experience indicates do not spall or cave readily, the slope shall not exceed 80 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.

   Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, F. states: As was mentioned previously the gypsum deposits extends to a depth of over 600 feet as demonstrated by core drilling. Current economics dictate an initial development with a series of 25 foot benches. Leaving the excavations open and in good condition would allow continued operation in the future under more favorable economic conditions.

8. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by partially blocking site drainage by casting materials into stream ways.

   SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location as exists under natural conditions.

   Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, D.3. states: Waste areas, as indicated on the map, will be in a large gully area. Waste material will be mainly of large size rock with low profile dumps.

   Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, D.4. states: No major drainage area will be disturbed. In the waste areas channeling would reduce any damming effect.

9. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by allowing rainwater and/or groundwater to pond in the bottom of the pit.

   SMP00102 Condition of Approval No. 8. states: No standing water shall be permitted on the site which could create a hazard to the public.

   SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location as exists under natural conditions.

10. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of Public Resource Code Section 2773.1(a)(3) and County Ordinance No. 555 Section 9.a. by failing to provide updated financial Assurance Cost Estimate and Financial Assurance Mechanism.

    County Ordinance No. 555 Section 9.a. states: ...The amount of the financial assurance shall be adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan and shall be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan....

    Public Resource Code Section 2773.1(a)(3) states, "The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan."

11. On November 13, 2012, Sun Services, Inc. received a Notice of violation dated November 8, 2012 by certified mail informing Sun Services, Inc. that mining operations conducted at the Standard Gypsum Mine were in violation of their approved reclamation plan as described in items 2-10 above.

12. As of the date of this Notice and Order, Sun Services, Inc. has not submitted or obtained a revised reclamation plan and financial assurance approved pursuant to SMARA.

IN THE MATTER OF SUN SERVICES, INC. MINING OPERATION STANDARD GYPSUM MINE – SMP00102 CA MINE ID #91-33-0076 ATTN: DAVE MAUGHAN	NOTICE AND ORDER TO COMPY WITH SMARA [Public Resource Code Section 2774.1]

ORDER

Sun Services, Inc. IS HEREBY ORDERED TO COME INTO COMPLIANCE with the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq.; Specifically, Sun Services, Inc. is ordered to:

1. Prepare a revised mining permit and associated reclamation plan in accordance the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq., County Ordinance No. 555 Section, and specifically include plans to address the 18 conditions set forth in Attachment "A", and submit the reclamation plan to Riverside County for review and approval and to the Department of Conservation ("Department") within 15 days of the effective date of this Order.

2. Post an interim financial assurance mechanism effective through December 31, 2014 in the amount of $1,000,000 within 15 calendar days of the effective date of this Order. The issuer must submit an original or certified copy of the interim financial assurance mechanism to Riverside County and the Department.

3. Provide an original or a certified copy from an independent financial institution authorized to do business and located within California of proof to both Riverside County and the Department that the current financial assurance mechanism has been renewed in full through July 31, 2014 within 10 calendar day from the effective date of this Order.

4. Provide an amended reclamation plan that fully responds to and incorporates any comments or requirements from the County and/or the Department no later than 15 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the revised mining permit and associated reclamation plan originally submitted pursuant to paragraph 1 above.

5. Submit a financial assurance cost estimate in accordance with SMARA, and the Regulations and Financial Assurance Guidelines adopted by the State Mining and Geology board, to Riverside County for approval and the Department within 5 calendar days of the approval of a revised mining permit and associated reclamation plan.

6. Provide an amended financial assurance cost estimate that fully responds to and incorporates any comments or requirements from Riverside County and/or the Department no later than 5 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the financial assurance cost estimate originally submitted pursuant to paragraph 5 above.

7. Provide a financial assurance mechanism in the full amount of the approved financial assurance cost estimate or paragraph 6, above, within 5 calendar days from receipt of notification by Riverside Count or the Department of the approved financial assurance cost estimate. The issuer must be authorized to and doing business in California, and provide an original or certified copy of the financial assurance mechanism to Riverside County and the Department.

8. Commence reclamation pursuant to the approved revised reclamation plan by March 31, 2014.

9. Complete reclamation pursuant to the approved revised reclamation plan by December 31, 2014, excepting revegetation. Both Riverside County and the Department must inspect and certify reclamation as being complete.

10. Complete revegetation pursuant to the approved revised reclamation plan by March 1, 2015 wherein revegetation success monitoring shall begin. Both Riverside County and the Department must inspect and certify revegetation planting as being complete.

11. Full completion of reclamation continues until successful revegetation is established in accordance with the approved revised reclamation plan that is certified complete by inspection by both Riverside County and the Department.

12. Appear before the Riverside County Planning Commission on November 6, 2013 for the hearing pursuant to Pub. Res. Code Section 2774.1(b) and Riverside County Ord. No. 555 Section 10.a.

The Order shall be effective immediately following the hearing before the Riverside County Planning Commission on November 6, 2013. If Sun Services, Inc. fails to comply with this Order, it may be subject to administrative penalties pursuant to Pub. Res. Code Section 2774.1(c) of up to five thousand dollars ($5,000) per day, assessed from the original date of noncompliance.

If you have any questions regarding this Order, please contact my office at (951) 955-6863.

9/27/13
Date

David L. Jones
Chief Engineering Geologist
TLMA - Planning
Riverside County

Sun Services, Inc.
Standard Gypsum Mine - SMP00102
CA Mine ID #91-33-0076

ATTACHMENT A

1. The reclamation plan must provide for the reclamation and habitat restoration for the area mined outside the limits of the approved mining and reclamation plan (SMP00102). This shall include the areas impacted by wind and waterborne fines that have extended beyond the limits of the approved mining and reclamation plan (SMP00102).

2. The reclamation plan must provide for removal of all material stockpiles/tailings from existing stream ways and for the appropriate reclamation of all material stockpiles/tailings at the site.

3. The reclamation plan must provide for adequate protection of mine wastes from wind and water erosion.

4. The reclamation plan must provide for the closure of the existing open mine adit.

5. The reclamation plan must provide for removal of all derelict equipment, tires, metal scrap, and debris from the site.

6. The reclamation plan must provide for removal of all slopes in excess of approved heights and all slopes must be constructed at a safe inclination defined by current and appropriate geotechnical and geologic analysis of the site.

7. The reclamation plan must provide for removal of all rainwater and/or groundwater from the bottom of the pit and it must also provide for a reclaimed site that does not adversely impact groundwater or surface water.

8. The reclamation plan must provide for long term erosion and sediment control.

9. The reclamation plan must provide for ripping/decompaction of compacted areas prior to revegetation.

10. The reclamation plan must provide for reclamation of all access roads and the railroad siding operations area.

11. The reclamation plan must provide for spreading of available topsoil over areas to be revegetated. If sufficient topsoil is not available, alternative growth media must be provided for in the reclamation plan. Soil testing of the growth media must be performed and amendments must be added as needed for plant growth.

12. The reclamation plan must provide a revegetation plan, including a native plant seed mix, application rates/methods, and performance standards for cover, species richness, and density.

13. The reclamation plan must provide for decommissioning of all wells and boreholes drilled for the mining operation in accordance with applicable laws and the requirements of the Riverside County Department of Public Health.

13. The reclamation plan must provide a current Statement of Responsibility.

14. The reclamation plan must provide current topography.

15. The reclamation plan must provide information on the maximum width and depth of all excavations, including but not limited to, ore extraction excavations, overburden excavations, exploratory drilling/excavations, and all associated access road excavations.

16. The reclamation plan must provide information on and location of all buildings and processing equipment to be located on this site.

17. The reclamation plan must provide a statement from a Certified Engineering Geologist, Geotechnical Engineer or Civil Engineer that all slopes (cut and fill as well as active and inactive mine slopes), are within the permitted boundaries, at the approved angles and are stabile as constructed.

18. The reclamation plan must provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".

Agenda Item No.: 3.3
Area Plan: Countywide
Supervisorial District: All Districts
Project Planner: David Mares
Planning Commission: September 17, 2014
Previously at PC:6/18/14, 8/20/14

CHANGE OF ZONE NO. 7826
CEQA Exempt
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

FURTHER PLANNING CONSIDERATIONS: September 17, 2002

Planning staff has now correctly re-advertised the public hearing notice for this item for the Planning Commission meeting on September 17, 2014. At the August 20, 2014 meeting the Planning Commission opened the public hearing, but didn't take any public testimony because of an error in the public hearing notice. The item was then continued to the September 17, 2014 Planning Commission meeting.

Attached to this staff report is the latest version (in proposed redline-strikeout version and clean version, with redlined text accepted and strikeout text deleted) of the proposed text changes for Sections 18.18 and 18.28a., as well as the correspondence from the persons concerned with the proposed removal of the language allowing private garages to be constructed up to the front or side lot line with significant slopes or elevation differences exist between the lot and the established street elevation. Staff has now attempted to provide additional modified text (See Section 18.18. B. 3., pg XVIII-40) that could be used as a starting point for further discussion on whether the existing language should be deleted, retained as written, or whether some modified version of the language could be developed that would protect the public's health and safety while providing for some method of acknowledging that construction of a private garage on a lot with significant slopes and/or elevation differences could be allowed under certain circumstances.

FURTHER PLANNING CONSIDERATIONS: August 20, 2002

This item was first presented to the Planning Commission on June 18, 2014. At that time, Planning Staff presented the proposed ordinance amendment and the Commission considered the items and took an action to recommend to the Board of Supervisors that they find the amendment to be exempt from CEQA and adopt the proposed zoning ordinance. Subsequent to the Commission's action, staff has been in discussion with two of the Supervisors who raised concerns regarding the proposed text amendments to Section 18.18 (Detached Accessory Buildings) and Section 18.28a. (Second Unit Permits).

It was then decided to return the proposed amendment to the Commission to present the proposed changes, since the California Government Code (Sec. 65857) requires that any modifications to a proposed ordinance not previously considered by the Commission before the legislative body (Board of Supervisors) could approve said ordinance. Due to an error in the public hearing notice for this item, it has been determined that proper public hearing notice was not achieved. Therefore, it will be necessary for the Commission to continue this item and staff will re-advertise this item for public hearing at the September 17, 2014 Planning Commission meeting.

The proposed change to Section 18.18, intends to establish an upper threshold of a 5,000 square feet for building or structure size that would allow the Planning Director to make a determination that based to certain environmental factors a plot plan application with an environmental assessment could be required and a subsequent public hearing would be held prior to taking action on said proposal. This would mirror the existing process in place right now.

D.M.

The proposed change to Section 18.28a. is intended to change the third tier's maximum second unit size from the previously proposed 1,800 square feet to 2,500 square feet, and reduce the last (fourth) tier's lot size from 5 acres to 4 acres, and allow a second unit up to 2,500 square foot maximum or up to 200% of the residential area of the existing one family dwelling which would result in the proposed dwelling to be deemed the one family dwelling and the existing dwelling would be deemed the second unit.

Additionally, subsequent to the original Planning Commission hearing, Planning Staff had been contacted by two persons involved in development within the mountain communities near Idyllwild. They both raised concerns regarding the proposed deletion of Section. 18.18. B. 3., which allowed the construction of private garages to be built to the front and/or side lot lines were the front half of the property has an average slope greater than one foot rise or fall in a seven foot run. They both requested that the subsection remain, or some alternative language be created to allow garages to be constructed in some circumstances as described herein. When Staff originally recommended deletion of this subsection, it was based on consultation with the Transportation Department staff who indicated that retaining this language could create public safety issues when vehicle entering or exiting such a garage would be backing into or out of a roadway.

Attached is some of the correspondence regarding this issue.

PROJECT DESCRIPTION AND LOCATION:

The proposed zoning ordinance amendment is one of a series of phased amendments to the Land Use Ordinance of Riverside County (Ordinance No. 348) which were recently authorized for initiation by the Board of Supervisors and will apply Countywide. This amendment proposes to amend the following sections of Ordinance No. 348 which will be explained in more detail below:

1. Section 18.18. (Detached Accessory Buildings)
2. Section 18.28. (Conditional Use Permits)
3. Section 18.28a. (Second Unit Permits)
4. Section 18.29. (Public Use Permits)
5. Section 18.30. (Plot Plans)
6. Section 18.43. (Modifications to Approved Permits)

Section 18.18. - (Detached Accessory Buildings)

The proposed amendment to Section 18.18 of Ordinance No. 348 aims to simplify, streamline, and return to the some of the approval procedures and some of the development standards previously in place for proposed detached accessory buildings and structures within the unincorporated areas of the County.

The current language in this Section requires persons who wish to construct most types of detached accessory buildings or structures to submit a Plot Plan application to the Planning Department along with the associated fees set forth in Ordinance No. 671 for review and approval of the proposal. The Plot Plan application is reviewed by various County agencies and must be scheduled for a public hearing before the Planning Director so that a decision can be made. This process can often become a lengthy and costly process for applicants. The amendment to this Section proposes to return to procedures previously in place by removing the Plot Plan requirement for detached accessory buildings

and structures and replace it with a Counter Services approval process in most cases in an effort to reduce time and cost to applicants wanting to build accessory buildings or structures to improve their property.

Removal of the Plot Plan application requirement, will allow an applicant to proceed directly to Counter Services staff who will review the proposal for compliance with the Development Standards of this Section and if in compliance, on to the Department of Building and Safety for the necessary permits to construct. The amended text proposed to the development standards for this Section will allow more flexibility in the design and placement of the structure for some applicants; therefore allowing them to improve their property in an manner that is specific to their individual needs, while maintaining a level of basic standards to insure consistency.

Section 18.28. – (Conditional Use Permits)

The primary purpose of amending this Section is to change the length of time in which to "use" the permit. This is generally considered the time in which to begin "substantial construction" of the approved permit. Current language grants that the permit is to be used within one year of the approved ("effective") date, or such additional time as may be set forth in the conditions of approval, but shall not exceed a total of three years. The language goes on to state that if a permit was granted a period of time less than three years, a request for an extension of time from the Board of Supervisors (regardless of whether the Planning Commission or the Board originally approved the permit), and if the extension is granted, the total time allowed to use the permit shall not exceed a period of three years. This language is identical to that used in Section 18.29 for Public Use Permits.

It is interesting to note that current language for Section 18.30 (Plot Plan) differs slightly in that the language in that Section states that extensions request will be considered by the hearing body or officer that original approved the plot plan; and additionally, plot plans are to be used within 2 years or such additional time as may be set forth in the conditions of approval, but may not exceed a total of five years.

In all three instances, the approval of any extension of time may only be granted upon a determination that that valid reason exists for the applicant or the successor-in-interest for not using the plot plan within the required period of time. Planning staff researched historical records but was unable to identify a single instance where any extension request was not granted.

As part of this ordinance amendment all three Sections (18.28., 18.29., & 18.30.) are proposed to be streamlined and made consistent with each other and match the length of time currently available to approved tentative subdivisions. The proposed language grants all three permit types an eight year period in which to use the approved permit and removes the language regarding extensions of time.

While this proposed language differs from the concept presented to the Board as part of the request to initiate this ordinance amendment to implement "business friendly" modifications, it is staff's position that adjusting the initial length of time in which to use a permit, without involving any extension of time requests, is a simpler, more streamline, method of dealing with this issue. It also circumvents the historical difficulties of requiring applicants or their successors-in-interest to accurately track those time periods in order to ensure timely filing of extension of time requests, as well as avoiding problems that can arise if additional conditions of approval are proposed by County Land Development Committee members deemed necessary to ensure compliance with the then current rules and regulations which may be determined onerous to the land owner.

Lastly, given the frequent interrelationship of use permits and subdivisions of land, and the length of time those approved tentative maps are granted (currently three years, with five one-year extensions possible), together with the recent State-Wide subdivision extensions that have been granted by the legislature over the last seven years, the logic of keeping use permits and subdivisions synchronized is good for the development community and provides consistency in the development process.

The proposed amendments to Section 18.28 of Ordinance No. 348 also intend to remove all application submittal requirement items. The list of items is contained within the Planning Department's applicable application form and need not be in the ordinance itself. By removing the items from the ordinance it will simplify the process of modifying the application submittal requirements in the future without having to process an ordinance amendment.

It should also be noted that the amendment proposes a slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment. The intent is to minimize applicant's confusion as well as maximize transparency in the actual cost of this type of application.

Section 18.28a. – (Second Unit Permits)

The proposed amendments to Section 18.28a of Ordinance No. 348 aim to simplify, streamline, and return to some of the development standards previously in place for second unit permits in the unincorporated areas of the County. The amendment will also amend the approval procedures relating to Second Units. The current ordinance requires applicants to submit a Second Unit Permit application to the Planning Department along with the associated fees set forth in Ordinance No. 671 for review and approval of the proposal. The Second Unit Permit application is reviewed by various County agencies prior to a decision being made by the Planning Director. This process can often become a lengthy and costly for applicants.

This amendment proposes to modify the current review process to allow for an administrative approval process in most cases as long as the proposal complies with the applicable development standards. The amendment will reduce time and cost for applicants wanting to build second units on their property in order to meet housing needs.

If approved as proposed, this would lead to the retirement the Second Unit Permit application and removal of this application from Ordinance No. 671 (fees).

Section 18.29.- (Public Use Permits)

As was discussed above in the Section 18.28 portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to "use" the permit, and to eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment.

Section 18.30.- (Plot Plans)

Again, as was discussed above in the Section 18.28 portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to "use" the permit, as well as eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment.

Section 19.43. – (Modifications to Approved Permits)

One of the other issues this Ordinance amendment is attempting to address deals with signage for commercial and industrially zoned properties, and the development of a streamlined method of addressing this concern.

The proposed amendment attempts to deal with the current requirements whereby applicants for commercial and industrial development can either spend the time and money necessary to design free-standing and wall-mounted signage even before a project gets approved; or accept a condition that requires the submittal of a subsequent plot plan for said future signage.

Through the addition of the proposed text to Section 18.94, the permitting of signage in compliance with Section 19.4 (On-Site Advertising Structures and Signs) will allow an applicant to submit a Substantial Conformance application for the proposed signage. The intended procedure would have the Public Counter staff take in the application and if the staff determines the proposal complies with the standards described in Section 19.4, the application can be approved, and the staff can then generate the appropriate building permits. If the plans don't comply, and corrections can't or won't be immediately made, the application can then be assigned to Planning Department staff to further address the proposal.

One of the benefits of this proposal is that records of the signage will be captured as a related activity to the latest land use entitlement on record for the property, which will aid in County record keeping.

BACKGROUND:

The Board of Supervisors and the County Executive Office have stressed the need to make changes to our business practices in order to become more "Business Friendly," encourage economic activity and expand the job base in Riverside County, while providing for quality development that enhances our quality of life.

Ordinance No. 348 is the primary regulatory code which governs the review and approval of the land use and zoning applications in the County. The Board of Supervisors has approved a phased approach to amending Ordinance No. 348 in order to implement changes in an incremental manner as soon as they are reviewed, considered and adopted. This process should provide tangible immediate benefits rather than delaying implementation of all amendments at a later date in time.

RECOMMENDATIONS:

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

FIND that the proposed amendment is exempt from CEQA pursuant to the CEQA Guidelines 15061 (b)(3), based on the findings and conclusions incorporated in the staff report;

ADOPT ORDINANCE NO. 348.XXXX, based on the findings and conclusions incorporated into the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.

2. The ordinance amendment will apply to Detached Accessory Buildings, Conditional Use Permits, Public Use Permits, Plot Plans, Second Unit Permits, On-Site Advertising Structures and Signs, as well as the establishment of a Zoning Administrator within the unincorporated County. The revisions proposed by this amendment will not alter the existing verification requirements for legal nonconforming structures and uses as set forth in Section 18.8 of Ordinance No. 348.

3. The Planning Department has found that in accordance with CEQA Guidelines Section 15061(b)(3), Ordinance No. 348.XXXX does not have the potential for causing a significant effect on the environment. Section 15061(b)(3) states that "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because this ordinance amendment does not create any reasonably foreseeable physical change in the environment. No new land disturbance or development project is associated with this ordinance amendment and it does not commit the County to approve any new development.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Designations established for the unincorporated areas of Riverside County and with all other elements of the Riverside County General Plan as the amendment does not eliminate or add legal nonconforming structures or uses.

2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

ORDINANCE NO. 348.~~4729~~XXXX
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XVIII GENERAL PROVISIONS
Section 18.18 Detached Accessory Buildings and Structures.

Section 18.18. Detached Accessory Buildings and Structures.

A. INTENT. The Board of Supervisors has adopted the following provisions to establish minimum development requirements for the erection of detached accessory buildings and structures in the unincorporated areas of Riverside County. These requirements are intended to provide for the appropriate construction of detached accessory buildings and structures, enhance the aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare.

B. DEVELOPMENT STANDARDS. Where the principal use of a lot ~~is~~ includes a one family dwelling, a detached accessory building or structure shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.

1. Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than ~~one half~~50 percent of the required rear yard.

~~2. No detached accessory building shall be within five feet of the front half of an adjacent lot. For the purpose of this development standard a depth of not more than 75 feet shall be deemed to be such front half of such adjacent lot.~~

~~3.~~2. Where the ~~average~~ slope of the front ~~half~~ 20 feet of ~~the~~ a lot is greater than one foot rise or fall in a seven foot run from the established street elevation ~~at the property line~~, or where the ~~front half~~frontage of the lot is more than four feet above or below such established street elevation, a private garage may be built to the ~~street~~ front and side lot lines if the building is designed to prevent vehicles directly exiting or entering onto the adjacent roadway. Side entry garages may be permitted if it can be determined it will not cause a significant risk to the public's health and safety.

~~4.~~3. In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such ~~detached accessory~~ building or structure need not be more than 75 feet from the street line.

~~5.~~4. In the case of a corner lot abutting upon ~~more than two~~two or more streets, no detached accessory building shall be nearer any street line than ~~one fifth~~20 percent of the width or length of the lot. provided, however, such building or structure need not be more than 75 feet from any street line.

~~6.~~5. In the case of through lots, no detached accessory building or structure shall encroach upon the required front yard on either street.

~~7.~~6. In ~~mountain resort~~ areas at altitudes above 4,000 feet, a detached accessory building or structure may be constructed to the same building setback line as is required for a dwelling on the same ~~premises~~lot.

~~8.~~7. No detached accessory building or structure shall be nearer ~~than ten feet~~ to the principal building, or other building or structure than that allowed by Ord. No. 457, pertaining to the California Building Code requirements, and Ord. No. 787, pertaining to Fire Code requirements.

8. For lots ~~two acres~~one acre or smaller, the minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

~~9.~~ For lots larger than ~~two acres~~ one acre, the minimum setback from a side property line and from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

~~10.~~9. Notwithstanding the height limitations of any zone, the height limit on any lot shall be twenty feet for lots ~~two acres~~less than one acre ~~or smaller~~ and thirty ~~five~~ feet for lots larger than ~~two acres~~one acre.

~~11.~~10. Bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments), shall not be located on a lot ~~one acre or~~ smaller than one acre. ~~This prohibition shall not apply to single story garden sheds, playhouses or similar buildings of 120 square feet or less.~~

~~12.~~11. ~~No detached accessory building shall be erected unless a one family dwelling exists on the same lot or a building permit has been issued for a one family dwelling on the same lot pursuant to Ordinance No. 457.~~ No ~~certificate of occupancy shall be issued or~~ final inspection shall be done for the detached accessory building or structure until a ~~certificate of occupancy has been issued or~~ final inspection has been done for the one family dwelling~~, whichever occurs first~~.

~~13. No detached accessory building shall be rented or leased, or offered for rent or lease, unless the one family dwelling on the lot is also being rented or leased, or offered for rent or lease, by the same renter or lessee.~~

~~14.~~12. No detached accessory building shall be used for overnight accommodations.

~~15.~~13. No detached accessory building shall contain a kitchen.

14. Any detached accessory building must have the same lot access as the one family dwelling on the lot. No additional curb cuts, rear access or any other type of access is allowed to the detached accessory building except on corner or through lots with County Transportation approval and an encroachment permit.

15. A detached accessory building or structure may be approved only if it is found to be compatible with the architecture of the one family dwelling and consistent with the character of the surrounding neighborhood.

16. If the proposed building or structure exceeds 4,999 square feet the Planning Director may, based on a determination of potential environmental concerns, require the submittal of a plot plan pursuant to Section 18.30 of this ordinance. Upon completion of the review of the plot plan and the preparation of an environmental assessment, pursuant to Section 18.30. D. 2. a public hearing shall be held The plot plan may be approved only if it is determined that the proposal will have no potential significant environmental impact, or that mitigation measures are proposed that will mitigate all potential significant environmental impacts to a level below significance, and if is found that the proposed building and/or structure is consistent with the character of the surrounding neighborhood.

Amended Effective:
Ord. 348.4481 Item 2.16 of 02/26/08 (Effective Date: 03/27/08)
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date: 11/18/10)

C. GUEST QUARTERS. Excluding Subsection B.12~~B.11B.14~~. of this Section 18.18, all development standards for detached accessory buildings shall apply to guest quarters. In addition, the following development standards shall apply to guest quarters:

1. Only one guest quarter shall be allowed on a lot ~~regardless of lot size~~.

2. The square footage of any guest quarter shall not exceed ~~1/50~~ (2 %) of the lot size and shall in no case exceed six hundred (600) square feet.

3. A guest quarter shall be used exclusively by occupants of the ~~premises~~ lot and their non-paying guests.

4. No reduction of the side and rear yard setbacks shall be allowed for any guest quarter.

5. For lots ~~two~~ one half acre~~s~~ or smaller, a guest quarter shall not be allowed if the lot has an existing or approved second unit.

~~6.~~

Added Effective:
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date: 11/18/10)

~~D. PERMIT REQUIREMENT.~~

~~Where the principal use of a lot is a one family dwelling, the approval of a plot plan pursuant to Section 18.30 of this ordinance shall be required for either: (1) a detached accessory building with a floor area of 651 square feet or more; or (2) a detached accessory building with a floor area of 120 square feet or more on a lot which already has one or more existing or approved detached accessory buildings with a floor area of 120 square feet or more. Notwithstanding the above, the approval of a plot plan shall not be required for a detached accessory building with a floor area of less than 1,201 square feet if the detached accessory building is located on a lot~~

~~larger than one acre, is setback from all lot lines a minimum of 50 feet, and there are no other detached accessory buildings with a floor area of 120 square feet or more already approved or existing on the lot. All plot plans required pursuant to this subsection shall be subject to the hearing requirements of Section 18.30. D. 2. In addition to all other requirements, a plot plan for a detached accessory building located less than 30 feet from the principal building may be approved only if it is found that the detached accessory building is compatible with the architecture of the principal building and consistent with the character of the surrounding neighborhood. In addition to all other requirements, a plot plan for a detached accessory building located 30 feet or more from the principal building may be approved only if it is found that the detached accessory building is consistent with the character of the surrounding neighborhood.~~

~~Amended Effective:~~
~~Ord. 348.4481 Item 2.16 of 02/26/08 (Effective Date 03/27/08~~

~~Ord. 348.4647 Item 16.2 of 07/21/09 (Effective Date 08/20/09~~
~~Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date 11/18/10)~~

~~E.~~D. EXCEPTIONS.

1. This section shall not apply in the A-P, A-2 or A-D zones.

Amended Effective:
07-31-1984 (Ord. 348.2358)
03-27-2008 (Ord. 348.4481)

08-20-2009 (Ord. 348.4647)
11-19-2010 (Ord. 348.4703)

Section 18.19. Yard Encroachments.

Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

A. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet and/or into the required rear yard a distance of not to exceed five feet.

B. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one foot. Eaves may extend three feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet and its depth does not exceed 20 feet.

Amended Effective:
08-29-85 Ord. 348.2510

Section 18.20. Height Exceptions.

A. Public or semipublic buildings in the R-1 and R-2 Zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional

Section 18.28a. Second Units ~~Permits~~.

~~A. APPLICATION.~~

~~An application for a second unit permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by the filing fee as set forth in County Ordinance No. 671 and shall include the following information:~~

~~1. Name and address of the applicant, and evidence that the applicant is the owner of the property.~~

~~2. Assessor's parcel number of the property.~~

~~3. A plot and development plan drawn in sufficient detail to clearly describe the following:~~

~~a. Physical dimensions of the property.~~

~~b. Location and dimensions of all existing and proposed structures, walls, fences and landscaping.~~

~~c. Location and dimensions of all existing and proposed easements, septic tanks, leach lines, seepage pits, drainage structures and utilities.~~

~~d. Location, dimensions, and names of all adjacent roads, whether public or private, showing the location of the street centerline and all existing improvements such as sidewalks, curbs, gutters and curb cuts.~~

~~e. Setbacks.~~

~~f. Existing and proposed methods of circulation, including ingress and egress, driveways, parking areas and parking structures.~~

~~g. Topography of the property, including the mapping of all areas with a slope in excess of 25 percent.~~

~~4. Panoramic color photographs showing the property from all sides and showing adjacent properties.~~

~~5. A description of walls, landscaping, and architectural treatments proposed for the second unit.~~

~~6. A clearance letter from the County Health Department with respect to any proposed water or sanitary facilities.~~

~~7. Written confirmation from any water district or sewer district providing service of the availability of service.~~

~~8. A statement calculating the "usable lot area" of the lot. For purposes of this section, "usable lot area" shall mean the lot area reduced by the area of any portion of the lot used solely for access to the portion of the lot used as a building site and by the area of the lot consisting of slopes in excess of 25 percent.~~

~~9. Such additional information as shall be required by the Planning Director.~~

~~B. REVIEW AND NOTICE OF DECISION.~~

~~The Planning Director shall consider the application ministerially without discretionary review or a hearing. Notice of decision on the application shall be mailed to the applicant. The decision of the Planning Director shall be final.~~

~~C.~~A. DEVELOPMENT STANDARDS.

No second unit ~~permit~~ shall be ~~approved~~ permitted unless it complies with the following requirements:

1. The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 Zone.

2. The second unit shall comply with all development standards of the zone in which the lot is located, including, but not limited to, height, setbacks, and lot coverage.

~~1.~~

~~2.~~3. ~~No~~ A second unit ~~shall~~ may be permitted on ~~any~~ a lot ~~with usable lot area less than one acre. Second units are permitted~~ as follows:

~~USABLE~~ LOT AREA	ALLOWABLE LIVING AREA*
~~1 acre but less than 2 acres~~7,200 to 19,999 sq. ft.	~~500 square feet minimum~~ ~~800~~ 1,200 square feet maximum
20,000 sq. ft. to 1.99 acres	1,500 square foot maximum
2 acres ~~or larger~~to 34.99 acres	~~500 square feet minimum~~ ~~1,2800~~2,500 square feet maximum
~~45~~ acres or larger	~~1,8002~~,500 square feet or up to ~~50~~200% of the residential area of the existing one-family dwelling, whichever is larger**.
*Living area includes the interior habitable area of a second unit including basements and attics but does not include a garage or any accessory structure. Second units shall not be subject to the provisions of Section 18.11. of this ordinance. **If the proposed dwelling being added is larger than the existing one family dwelling, the proposed dwelling shall be deemed the one family dwelling on the property.	

4. The lot contains ~~one~~an~~, and only one, existing primary detached~~ one-family dwelling unit.~~, and~~ Prior to the final inspection of a building permit for a second unit, the one-family dwelling shall receive a final inspection for occupancy.

~~3.~~5. ~~t~~The ~~existing primary~~ one-family dwelling ~~unit~~ or the second unit will be the dwelling ~~unit~~ of ~~an~~ the owner-occupant.

~~4. For lots two acres or smaller, a second unit shall not be allowed if the lot has an existing or approved guest quarter.~~

~~5.~~6. Off-street parking shall be required for the second unit in addition to any off-street parking requirements for the ~~existing dwelling unit~~one-family dwelling. A second unit with one bedroom shall provide a minimum of one parking space ~~shall be provided for a second unit. If a~~A second unit ~~contains~~ with ~~more than one~~two or more bedrooms shall provide a minimum of two parking spaces.~~, an additional parking space shall be provided for each additional bedroom.~~ The required off-street parking for a second unit may be located in setback areas or through tandem parking.

~~6.~~7. The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted in the second unit.

~~7.~~8. Second units shall be located at the rear or ~~in~~ the side ~~portions~~ of the one-family dwelling~~lot and shall not be located in front of the existing dwelling unit.~~ unless written confirmation from the Planning Director is obtained which finds that the second unit may be located in front of the one-family dwelling due to special and extraordinary circumstances, such as the location of the principal unit or physical constraints of the lot, the placement of second unit to the rear or side of the one-family dwelling would be impractical; and the placement of the second unit is compatible with the neighborhood.

~~8. The second unit shall comply with all development standards of the zone in which the lot is located, including but not limited to, height, setbacks, and lot coverage.~~

9. No second unit shall exceed the height of the ~~existing primary~~ one-family dwelling ~~unit~~.

10. Any second unit located more than 150 feet from a public right-of-way shall provide all-weather access for emergency vehicles.

11. Written confirmation from the sewer district having jurisdiction of the availability of sewer service for the second unit or written approval from the County Health Department for use on an existing or new septic system shall be ~~required~~obtained.

~~11.~~12. Written confirmation from the water district having jurisdiction of the availability of water service for the second unit or written approval from the County Health Department for use of an existing or new well shall be ~~required~~obtained.

13. Based upon geographic location and constraints, written confirmation shall be required from the following, but not limited to, agencies, departments, districts:

    a. Riverside County Fire Planning Department.

    b. Riverside County Flood Control District

    c. Riverside County Environmental Programs Division

    d. Or other entities are deemed necessary.

~~12.~~14. Second units shall not be permitted in those areas of the County which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns. Prohibited areas shall include, but not be limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose a development moratorium.

~~13.~~15. Any ~~S~~second unit~~s~~ which conforms ~~permitted pursuant~~ to this Section shall not be considered to ~~do not~~ exceed the allowable density for the lot upon which ~~the second unit~~it is located, and shall be deemed to be ~~constitute~~ a residential use ~~that~~ which is consistent with the general plan and zoning ~~designation~~classification ~~for that lot~~.

Amended Effective:
09-02-2008 (Ord. 348.4574) 11-19-2010 (Ord. 348.4703)

~~D.~~B. CONDITIONS.

A second unit ~~permit~~ shall be subject to such conditions as are necessary to assure compliance with this ordinance and any other provision of law, including without limitation, the following:

1. The second unit may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.

~~2. A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.~~

~~3. An owner of the lot shall occupy the primary dwelling unit. Written certification of continued compliance with the occupancy restriction of this Subsection shall be provided to the Planning Director on or before January 15 of each year.~~

~~4.~~2. The second unit may be occupied by any person without rent. The second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code. ~~Certification of continued compliance with the occupancy~~

~~restrictions of this Subsection shall be provided to the Planning Director on or before January 15 of each year.~~

~~5. No building permit for a second unit permit shall be issued until a covenant with respect to the occupancy requirements of this ordinance, in the form and content approved by County Counsel, is recorded by the property owner.~~

~~E. USE OF PERMIT.~~

~~The life of the permit shall be unlimited provided the second unit is used in compliance with the provisions of this ordinance, all conditions of approval imposed in connection with the permit, and all other applicable provisions of law. Violation of the provisions of this ordinance or the conditions of approval of the permit shall be grounds for revocation of the permit.~~

~~F. REVOCATION OF PERMIT.~~

~~A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31. of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.~~

~~G. EFFECT OF AMENDMENT.~~

~~The amendments to this section adopted by Ordinance No. 348.4574 (effective October 2, 2008) shall not apply to any second unit permit in effect prior to that date. A second unit permit issued prior to that date shall remain valid and a second unit constructed pursuant to such permit shall be considered in compliance with all relevant laws, ordinances, rules and regulations.~~

Amended Effective:
07-10-84 (Ord. 348.2360)
03-05-85 (Ord. 348.2444)
08-29-85 (Ord. 348.2510)
06-05-86 (Ord. 348.2580)
03-12-87 (Ord. 348.2670)
06-30-88 (Ord. 348.2856)
12-17-91 (Ord. 348.3407)
10-23-97 (Ord. 348.3800)
Ord. 348.4574 Item 2.24 of 09/02/08 (Effective Date: 10/02/08)
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date: 11/18/10)

Section 18.18. Detached Accessory Buildings and Structures.

A. INTENT. The Board of Supervisors has adopted the following provisions to establish minimum development requirements for the erection of detached accessory buildings and structures in the unincorporated areas of Riverside County. These requirements are intended to provide for the appropriate construction of detached accessory buildings and structures, enhance the aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare.

B. DEVELOPMENT STANDARDS. Where the principal use of a lot includes a one family dwelling, a detached accessory building or structure shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.

1. Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than 50 percent of the required rear yard.

2. Where the slope of the front 20 feet of a lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage may be built to the front and side lot lines if the building is designed to prevent vehicles directly exiting or entering onto the adjacent roadway. Side entry garages may be permitted if it can be determined it will not cause a significant risk to the public's health and safety.

3. In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such building or structure need not be more than 75 feet from the street line.

4. In the case of a corner lot abutting upon two or more streets, no detached accessory building shall be nearer any street line than 20 percent of the width or length of the lot. provided, however, such building or structure need not be more than 75 feet from any street line.

5. In the case of through lots, no detached accessory building or structure shall encroach upon the required front yard on either street.

6. In areas at altitudes above 4,000 feet, a detached accessory building or structure may be constructed to the same building setback line as is required for a dwelling on the same lot.

7. No detached accessory building or structure shall be nearer to the principal building, or other building or structure than that allowed by Ord. No. 457, pertaining to the California Building Code requirements, and Ord. No. 787, pertaining to Fire Code requirements.

8. For lots one acre or smaller, the minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

   For lots larger than one acre, the minimum setback from a side property line and from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

9. Notwithstanding the height limitations of any zone, the height limit on any lot shall be twenty feet for lots less than one acre and thirty feet for lots larger than one acre.

10. Bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments), shall not be located on a lot smaller than one acre.

11. No final inspection shall be done for the detached accessory building or structure until a final inspection has been done for the one family dwelling.

12. No detached accessory building shall be used for overnight accommodations.

13. No detached accessory building shall contain a kitchen.

14. Any detached accessory building must have the same lot access as the one family dwelling on the lot. No additional curb cuts, rear access or any other type of access is allowed to the detached accessory building except on corner or through lots with County Transportation approval and an encroachment permit.

15. A detached accessory building or structure may be approved only if it is found to be compatible with the architecture of the one family dwelling and consistent with the character of the surrounding neighborhood.

16. If the proposed building or structure exceeds 4,999 square feet the Planning Director may, based on a determination of potential environmental concerns, require the submittal of a plot plan pursuant to Section 18.30 of this ordinance. Upon completion of the review of the plot plan and the preparation of an environmental assessment, pursuant to Section 18.30. D. 2. a public hearing shall be held The plot plan may be approved only if it is determined that the proposal will have no potential significant environmental impact, or that mitigation measures are proposed that will mitigate all potential significant environmental impacts to a level below significance, and if is found that the proposed building and/or structure is consistent with the character of the surrounding neighborhood.

Amended Effective:
Ord. 348.4481 Item 2.16 of 02/26/08 (Effective Date: 03/27/08)
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date: 11/18/10)

C. GUEST QUARTERS. Excluding Subsection B.12. of this Section 18.18, all development standards for detached accessory buildings shall apply to guest quarters. In addition, the following development standards shall apply to guest quarters:

1. Only one guest quarter shall be allowed on a lot.

2. The square footage of any guest quarter shall not exceed (2%) of the lot size and shall in no case exceed six hundred (600) square feet.

3. A guest quarter shall be used exclusively by occupants of the lot and their non-paying guests.

4. No reduction of the side and rear yard setbacks shall be allowed for any guest quarter.

5. For lots one half acre or smaller, a guest quarter shall not be allowed if the lot has an existing or approved second unit.

Added Effective:
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date: 11/18/10)

D. EXCEPTIONS.

1. This section shall not apply in the A-P, A-2 or A-D zones.

Amended Effective:
07-31-1984 (Ord. 348.2358)
03-27-2008 (Ord. 348.4481)
08-20-2009 (Ord. 348.4647)
11-19-2010 (Ord. 348.4703)

Section 18.19. Yard Encroachments.

Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

A. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet and/or into the required rear yard a distance of not to exceed five feet.

B. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one foot. Eaves may extend three feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet and its depth does not exceed 20 feet.

Amended Effective:
08-29-85 Ord. 348.2510

Section 18.28a. Second Units.

A. DEVELOPMENT STANDARDS.

No second unit shall be permitted unless it complies with the following requirements:

1. The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 Zone.

2. The second unit shall comply with all development standards of the zone in which the lot is located, including, but not limited to, height, setbacks, and lot coverage.

3. A second unit may be permitted on a lot as follows:

LOT AREA	ALLOWABLE LIVING AREA*
7,200 to 19,999 sq. ft.	1,200 square feet maximum
20,000 sq. ft. to 1.99 acres	1,500 square foot maximum
2 acres to 3.99 acres	2,500 square feet maximum
4 acres or larger	2,500 square feet or up to 200% of the residential area of the existing one-family dwelling, whichever is larger**.
*Living area includes the interior habitable area of a second unit including basements and attics but does not include a garage or any accessory structure. Second units shall not be subject to the provisions of Section 18.11. of this ordinance. **If the proposed dwelling being added is larger than the existing one family dwelling, the proposed dwelling shall be deemed the one family dwelling on the property.	

4. The lot contains an one-family dwelling unit. Prior to the final inspection of a building permit for a second unit, the one-family dwelling shall receive a final inspection for occupancy.

5. The one-family dwelling or the second unit will be the dwelling of the owner-occupant.

6. Off-street parking shall be required for the second unit in addition to any off-street parking requirements for the one-family dwelling. A second unit with one bedroom shall provide a minimum of one parking space. A second unit with two or more bedrooms shall provide a minimum of two parking spaces. The required off-street parking for a second unit may be located in setback areas or through tandem parking.

7. The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted in the second unit.

8. Second units shall be located at the rear or the side of the one-family dwelling unless written confirmation from the Planning Director is obtained which finds that the second unit may be located in front of the one-family dwelling due to special and extraordinary circumstances, such as the location of the principal unit or physical constraints of the lot, the placement of second unit to the rear or side of the one-family dwelling would be impractical; and the placement of the second unit is compatible with the neighborhood.

9. No second unit shall exceed the height of the one-family dwelling.

10. Any second unit located more than 150 feet from a public right-of-way shall provide all-weather access for emergency vehicles.

11. Written confirmation from the sewer district having jurisdiction of the availability of sewer service for the second unit or written approval from the County Health Department for use on an existing or new septic system shall be obtained.

12. Written confirmation from the water district having jurisdiction of the availability of water service for the second unit or written approval from the County Health Department for use of an existing or new well shall be obtained.

13. Based upon geographic location and constraints, written confirmation shall be required from the following, but not limited to, agencies, departments, districts:

    a. Riverside County Fire Planning Department.

    b. Riverside County Flood Control District

    c. Riverside County Environmental Programs Division

    d. Or other entities are deemed necessary.

14. Second units shall not be permitted in those areas of the County which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns. Prohibited areas shall include, but not be limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose a development moratorium.

15. Any second unit which conforms to this Section shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the general plan and zoning classification.

Amended Effective:
09-02-2008 (Ord. 348.4574) 11-19-2010 (Ord. 348.4703)

B. CONDITIONS.

A second unit shall be subject to such conditions as are necessary to assure compliance with this ordinance and any other provision of law, including without limitation, the following:

1. The second unit may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.

2. The second unit may be occupied by any person without rent. The second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code.

Amended Effective:
07-10-84 (Ord. 348.2360)
03-05-85 (Ord. 348.2444)
08-29-85 (Ord. 348.2510)
06-05-86 (Ord. 348.2580)
03-12-87 (Ord. 348.2670)
06-30-88 (Ord. 348.2856)
12-17-91 (Ord. 348.3407)
10-23-97 (Ord. 348.3800)
Ord. 348.4574 Item 2.24 of 09/02/08 (Effective Date: 10/02/08)
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date: 11/18/10)

Mares, David

From: David Lilieholm <lilieholmdesign@gmail.com>
Sent: Monday, July 21, 2014 2:23 PM
To: Mares, David
Subject: Re: oops

Dear Mr. Mares,

It has been brought to my attention that the allowance of detached garages in the mountain areas to be able to go to the front property line in steep conditions is being dropped from the code.
I've been a home designer in the Idyllwild area for 25 years and have many times had to rely on this provision as the only way to allow construction of a garage on certain properties.
Given how common these steep properties are and coupled with the often difficult snow conditions up here, I think (and obviously the code originally agreed) that the zero setback in certain conditions is a very reasonable allowance.
I don't know of any problem that has resulted from the use of the original code. I would greatly appreciate from you any examples of problems that have arisen.
I would urge you or whomever in positions of authority to reconsider.
Idyllwild and the mountain communities have a unique and desirable charm. Tailoring county ordinances to allow design with our natural environment is wise, attractive and preferable.

Thank you very much,
I look forward to hearing from you,
David Lilieholm
David J. Lilieholm, Design
951-659-5750

On Mon, Jul 14, 2014 at 3:44 PM, Jim Marsh <jqqm@msn.com> wrote:

I forgot Dave Mares email:
dmares@rctlma.org

Mares, David

From: David Lilieholm <lilieholmdesign@gmail.com>
Sent: Tuesday, July 22, 2014 10:07 AM
To: Mares, David
Subject: Sec. 18.18

Mr Mares,

Thank you for getting back with me.
I will track down the garages I've done, photograph them in relation to the streets and try to find the permit numbers.
I understand the transportation concerns. However with our 2 lane streets of maybe 24 feet wide, within the right-of-ways of at least 50 to 60 feet, usually there is a car length from the street to even a zero setback garage. This allows for backing out without a blind traffic issue.

I do however like your suggestion that additional scrutiny could be paid regarding particular properties and potential traffic issues.

Thank you again,
David

Mares, David

From: Jim Marsh <jqqm@msn.com>
Sent: Wednesday, August 13, 2014 11:02 PM
To: Mares, David
Subject: Section 18.18.b.3
Attachments: CZ7826 change to Ordinance 348.pdf

Happy day David,

Attached is a PDF of a letter and a drawing concerning the removal of section 18.18.b.3 in Ordinance 348. if is seems appropriate to you, could you please give it to the Planning Commissioners before the meeting?

Thank you for all your help.

Jim Marsh Architect
951-658-4733

Jim Q Marsh Architect 27431 Dartmouth St. Hemet, Ca. 92544 ph (951)658-4733 fax (951)658-5815

8-12-2014

Happy day Planning Commission,

RE: CZ7826 (revisions to Ordinance 348)

I understand you are considering removing section 18.18.b.3 from Ordinance 348. This section reads:

> *"Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation a private garage may be built to the street and side lines."*

I think removal of this section from Ordinance 348, would be detrimental to the residents of Riverside County. This section has allowed many residents of Idyllwild to have a garage on their property, (who otherwise could not have had one). I have personally used this section more than 10 times and I know several of my peers have also utilized it.
I heard that Transportation is concerned about the safety of having a garage near the front property line. I think this concern is mitigated by the very nature of 1 in 7 minimum slope requirement...this condition generally only occurs on very lightly used streets, such as those found in the residential areas of Idyllwild. On the streets where I have utilized section 18.18.b.3, I would estimate the average traffic volume is one car every ten minutes (hardly enough to be safety concern). Also, the front property line is normally 12 to 20 feet behind the edge of the street, leaving a built-in buffer for a garage (see attached drawing).

On steep sloping properties, a garage located at the front property line is actually safer than not having a garage. In most of the cases I have been involved with, the owners were previously forced to park their vehicles in the street right-of-way (because of the slope issues on their property). In some cases, they had to park only a foot away from moving traffic. (see attached drawing) This is obviously more dangerous than the parking in a garage that is 12 to 20 feet from moving traffic. Parking in the right-of-way also creates a danger and a liability for the snowplows. I think the Department of Transportation would much rather see cars parked in a garage outside of the street right-of-way, especially during their snowplowing operations. It is clearly a safer situation to get the vehicles in a garage out of the street right-of-way. I have been working in Idyllwild for 30 years and I have seen over a hundred garages that are on, or close to, the front property line. I do not know of one accident or safety concern due to any of these garages.

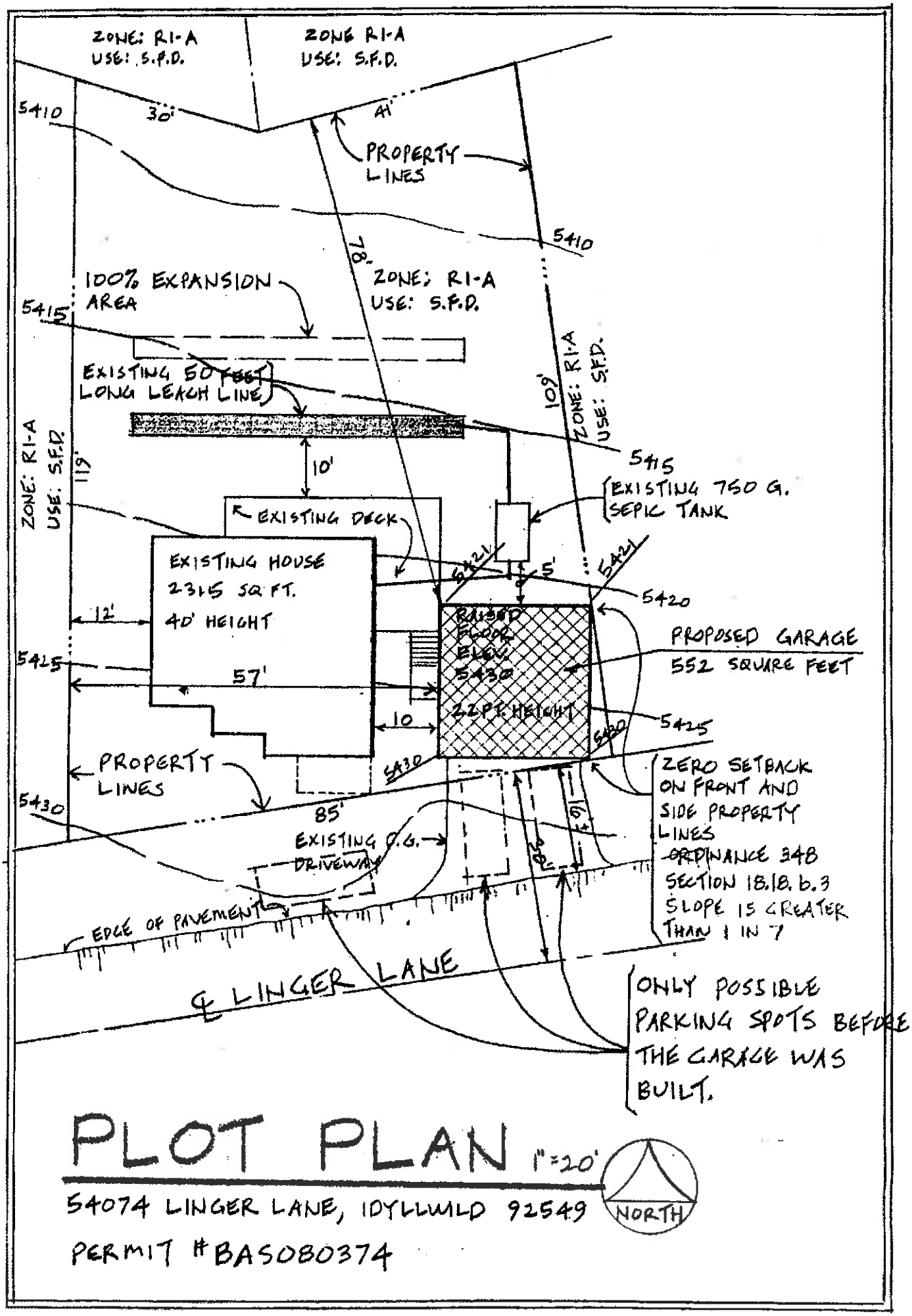
I have also attached the Plot Plan of a garage I permitted using section 18.18.b.3. Without this section in the ordinance, the owner could not have built a garage on his property. The owner is thankful he does not have to park on the street any more. Even though this garage is on the front property line, there is still 16' to the actual street.

Also, to prevent any monstrosities, it might be appropriate to include a size limit, "*... **a private garage less than 650 square feet in area may be built to the street and side lines.***"

In conclusion: if section 18.18.b.3 is removed from Ordinance 348, a high percentage of the properties in Idyllwild will never be able to have a garage, and many unsafe parking conditions will remain forever.

Thank you for your consideration,

Jim Marsh Architect



PLOT PLAN 1"=20'

54074 LINGER LANE, IDYLLWILD 92549

PERMIT #BAS080374

Agenda Item No.: 3.4
Area Plan: The Pass
Zoning District: Cabazon
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: September 17, 2014
Continued From: August 20, 2014

APPEAL OF PLOT PLAN NO. 14522 REVISED PERMIT NO.1
CEQA Exempt
Appellant: World's Biggest Cabazon Dinosaurs
Applicant: World's Biggest Cabazon Dinosaurs
Engineer/Representative: Trip Hord

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This appeal concerns the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522 a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

The project is generally located on the northwest corner of Seminole Drive and Deep Creek Road.

The appeal application, staff reports, memorandums and environmental documents provided to the Planning Director are attached hereto and incorporated herein by reference.

FURTHER PLANNING CONSIDERATIONS:

August 25, 2014

The appeal of the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 was continued from the August 20, 2014, Planning Commission meeting so that staff could meet with the applicant and prepare a detailed compliance plan and fee schedule as to how the applicant would continue processing this application and meet its requirements for continued processing. See Compliance Plan attached as Exhibit P.

The intent of the Compliance Plan is to: 1) ensure that the applicant provides the necessary information required to clear Land Development Committee corrections (lot line adjustment and building and safety plan check approval) so that a viable project can be brought forward for consideration in light of the ongoing code violations on the property, and 2) ensure that the applicant pays all outstanding fees associated with the plot plan application and leaves a balance for continued processing.

The Compliance Plan currently stipulates the applicant to provide the following items by October 9, 2014:

1. Building and Safety Plan Check Submittal:
   A. Full site electrical plan
   B. Site Accessibility Plan (ADA)
   C. Monument anchoring calculations for all dinosaur locations
   D. Design Structure calculations and plans for water panning exhibit

The Compliance Plan currently stipulates the applicant provides and resolves the following items by February 9, 2015:

2. Building and Safety Plan Check Submittal:
   A. Electrical
   B. Plumbing

C. Building plans, structural, architectural
D. ADA
E. Title 24 Energy
F. Green Building Code

3. Lot Line Adjustment No. 5491 shall be recorded.
4. All fees associated with Plot Plan 14522 Revised Permit No.1 shall be paid and the account shall be in a positive balance before scheduling the project for public hearing.

It is anticipated that the Compliance Plan attached as Exhibit P may be revised to provide further clarification for the applicant. If it is revised, a final plan will be provided prior to or during the staff presentation for this agenda item.

Once the applicant has addressed all these items identified in the Compliance Plan, staff can then proceed in preparing the environmental assessment and conditions of approval so that this matter may be scheduled for public hearing. If the applicant does not address all the items in the Compliance Plan by February 9, 2015, staff will recommend to the Planning Commission at its February 18, 2015, hearing that the Planning Director's denial of the project be affirmed, due to the applicant's failure to comply with the requirements of the Compliance Plan and the lack of information necessary to make findings for the project. If the applicant has addressed all the requirements of the Compliance Plan, staff will recommend to the Planning Commission at its February 18, 2015, hearing that the applicant's appeal be affirmed and the Planning Director's denial of the project be overturned. Staff will also recommend adoption of an environmental assessment according to CEQA and recommend approval on Plot Plan No. 14522 Revised Permit No. 1.

For more information on the project history and background, please read the previous staff reports for Planning Commission dated August 20, 2014, and Director's Hearing dated June 23, 2014, and that attached herewith.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development: Commercial Retail
2. Surrounding General Plan Land Use (Ex. #5):	Community Development: Commercial Retail, Rural: Rural Desert, Areas subject to Indian Jurisdiction
3. Existing Zoning (Ex. #2):	Scenic Highway Commercial
4. Surrounding Zoning (Ex. #2):	Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, Rural Residential
5. Existing Land Use (Ex. #1):	Gift store and outdoor dinosaur exhibits,
6. Surrounding Land Use (Ex. #1):	Gas station, vacant land
7. Aerial Map (Ex. #8):	
8. Project Data:	Total Site Acreage: 54.7 acres Total Project Acreage: 0.9 acres Total Building Area: Approximately 5,000 sq.ft.
9. Environmental Concerns:	Pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves

RECOMMENDATIONS:

CONTINUE to February 18, 2015 in order to allow adequate time for the applicant to satisfy the requirements of the attached Compliance Plan.

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 has a General Plan land use designation of Community Development: Commercial Retail.

2. The zoning for the subject site is Scenic Highway Commercial.

3. Existing Plot Plan No. 14522 allows for the following uses: a commercial center for 5 fast food restaurants, one site down restaurant, a 60 room motel and a museum and gift shop. The existing restaurant, 2 dinosaurs and gift shop inside the dinosaur were allowed to remain on site. The applicant proposes to add the following uses: a 2,916 sq.ft. gift shop, a caretaker unit, a 34,276 square foot area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

4. The project site is surrounded by properties which are designated in the General Plan as Community Development: Commercial Retail, Rural: Rural Desert, and Areas subject to Indian Jurisdiction.

5. The project site is also surrounded by properties which are zoned Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, and Rural Residential.

6. The surrounding area is mainly vacant besides a gas station and restaurant.

7. This project is not located within a City Sphere of Influence.

8. The existing gift store and indoor museum building was built over an existing lot line for Parcel 1 on Parcel Map 28365. Lot Line Adjustment No. 5491 application has been submitted and is currently being reviewed by staff.

9. The project site has numerous code violations for the accumulation of trash onsite, construction without permits, zoning, grading without permits, and land uses without Planning Department approval. These violations are still outstanding.

10. Structures and buildings onsite were constructed without the benefit of grading and building permits, and plans for these structures and buildings have not been submitted to the Building and Safety Department for review and approval.

11. The existing unpermitted structures and buildings located on the project site have been determined to be a threat to the public health, safety and general welfare and were declared to be a public nuisance on October 16, 2012 by the Board of Supervisors.

12. The project application is incomplete. Staff does not have the necessary requested plans, permits, or materials to support the application and complete the land development review process.

13. The following General Plan Policies apply to the subject site:
    (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
    (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
    (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

14. An environmental assessment was not prepared as part of this project because staff previously recommended denial due to a lack of information required by staff to determine the project complete. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). An environmental assessment will be necessary and required if the project moves forward with a recommendation of approval by staff.

15. The applicant has agreed to the Compliance Plan (see Exhibit P) and will satisfy all items on the Compliance Plan before February 1, 2015.

16. As of the writing this staff report, the project has a current negative balance of -$13,096.31. The applicant has agreed to the Compliance Plan (see Exhibit P) and has agreed to make the necessary payments to bring the project out the negative balance and pay for all future work done on the project.

CONCLUSIONS:

1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.

2. The project is inconsistent with other requirements of the Riverside County General Plan regarding public health and safety due to the lack of permits of the existing buildings and structures onsite.

3. The proposed additional uses are permitted uses with the Scenic Highway Commercial zone set forth in Ordinance No. 348.

4. The project is not in compliance with Section 18.30.c.1 and 2 of Ordinance No. 348, Requirements for Approval for Plot Plans, as the applicant has not submitted the required information has requested by staff.

5. The unpermitted structures and buildings are inconsistent with the following County General Plan policies:
    (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
    (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
    (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

6. The public's health, safety, and general welfare are not protected through the existing project design as building plans and permits requested by the Building and Safety Department for the

existing buildings and structures have not been provided for Building and Safety Department review by the applicant.

7. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.

8. The project is not in compliance with the County Ordinance Nos. 348 and 457 due to the outstanding Code Enforcement violations and the applicant's failure to submit the required documentation necessary to process the project.

9. Any further work on this project will require the following from the applicant:
   (1) Provide sufficient funds to cover the current negative balance amount.
   (2) Provide an additional deposit to cover expected future work needed by staff.
   (3) Reimburse staff's time used on this project which did not get billed directly to the case due to the project's negative balance.

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 city of sphere of influence;
   b. A Historic Preservation district;
   c. Tribal land;
   d. A Specific plan;
   e. The Coachella Valley MSHCP Conservation area;
   f. An Agriculture preserve;
   g. Airport Influence area;
   h. A Fault zone; or
   i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Banning Unified School District;
   b. Cabazon Policy Area;
   c. A 100-year flood plain area;
   d. A Low Paleontological Sensitivity area;
   e. Mt. Palomar Observatory Area Ordinance No. 655;
   f. A High Fire area; and
   g. West Desert Municipal Advisory Committee.

4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Date: September 3, 2014

RE: Plot Plan No. 14522 Revised Permit No.1 Compliance Plan

The applicant, Cabazon Family Partnership, has agreed to provide the following items by October 9, 2014:

1. Building and Safety Plan Check Submittal:

   A. A full and complete **site electrical plan** prepared by a California Licensed Electrical Engineer. The site electrical plan will include, but not be limited to:

      1. The main power source, type & location.
      2. All service panel sizes, locations, panel schedules and breaker sizes.
      3. All bonding & grounding methods.
      4. A diagram detailing all conduit paths of travel from service pane l to each building/structure/equipment and/or exhibit (Including automated dinosaurs) on the property.
      5. All conduit sizes, and wire types.
      6. Conduit burial depth.
      7. Travel distances and voltage drop calculations
      8. The plan will include all areas where the engineer of record will pot hole each service to verify conduit sizing and depth.
      9. A stamped and signed letter from the engineer of record verifying all installation has been installed per approved plan, and the method of determination.
      10. NOTE: All areas of determination exposed by the engineer of record shall be left exposed for the building department inspector. Additional areas of exposure may be required.

   B. The applicant shall submit a **site accessibility plan** prepared by a California Licensed Architect or Civil Engineer to address, correct and indicate how the site will be brought into compliance to meet minimum accessibility requirements per Chapter 11b within the 2013 California Building Code. The current site does not meet minimum requirements in its current state. The site accessibility path of t ravel shall include but not be limited to:

CASE #: PP14522R1 AMD#1
EXHIBIT: P (compliance plan)
DATED: 9/3/14
PLANNER: P.RULL

1. A continuous paved (Asphalt or concrete) accessible path of travel that connects all buildings, structures, amenities, sanitary facilities, areas of public accommodation, recreation parking, loading/unloading spaces.

2. The path shall be a minimum of 44" in width.

3. The path shall not have a cross slope exceeding 2%

4. The path shall not have a slope in the direction of travel exceed 8.33%. Where a path exceeds 5%, hand rails shall be provided.

5. Ramps shall comply with the above requirements.

NOTE: the current parking, loading/unloading spaces, ramp to gift store, ramp to dinosaur sandy trail, ramp to large dinosaur are not in compliance.

6. The asphalt path from the gift shop to the sandy path entrance exceeds maximum length and slope percentages.

7. The sandy path through the dinosaur exhibit shall be compliant with above requirements.

C. There were approximately 35-45 dinosaurs inside the outdoor dinosaur exhibit trails, many far exceeding 7"-0 in height. These would be considered monuments and a design and supporting calculation for the anchoring for these monuments stamped and signed by a California licensed design professional is required. A revised site plan reflecting all dinosaur locations is required.

D. On site is a water panning exhibit which includes a 13'-0" plus tall water tower structure equipped with electrical supply and water pump. A separate permit with design calculations for the structure and plans stamped by a California Licensed architect is required.

The applicant, Cabazon Family Partnership, has agreed to provide and resolve the following items by February 9, 2015:

2. Building and Safety Plan Check Submittal:
   A. Electrical
   B. Plumbing
   C. Building plans, structural, architectural
   D. ADA
   E. Title 24 Energy
   F. Green Building Code

3. Lot Line Adjustment No. 5491 shall be recorded.

4. All fees associated with Plot Plan 14522 Revised Permit No.1 shall be paid and the account shall be in a positive balance before scheduling the project for public hearing.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director

APPLICANT
Cabazon Family Partnership

Paul Rull, Project Manager

Gary Kanter

RIVERSIDE COUNTY BUILDING & SAFETY DEPARTMENT
Mike Lara, Building and Safety Director

REPRESENTATIVE

Rendell Klaarenbeek, Agency Administrative Manager

Trip Hord

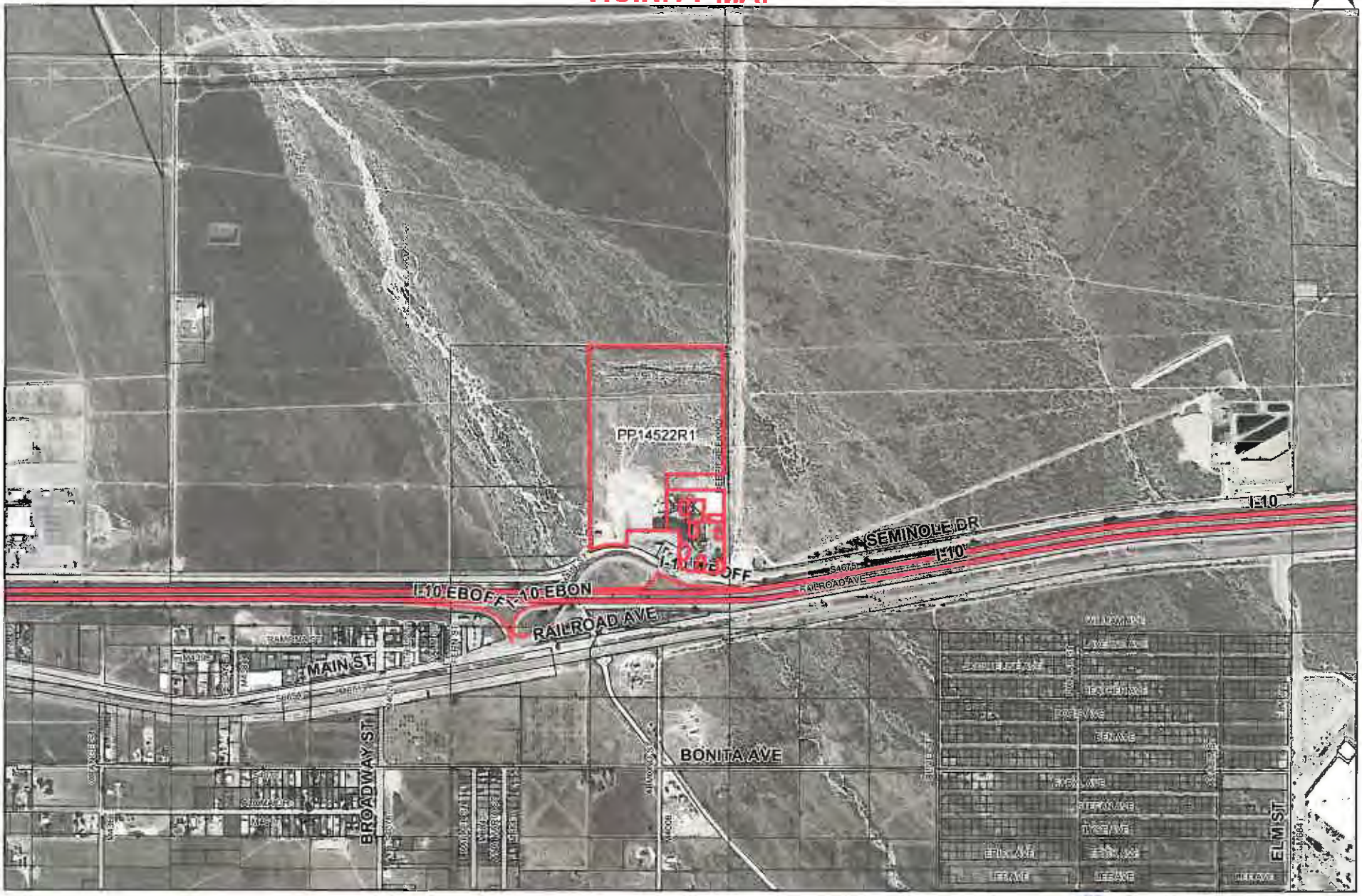
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1

VICINITY MAP

Supervisor Ashley
District 5

N



0 625 1,250 2,500 Feet

1 inch = 1,250 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

Printed by prull on 5/8/2014

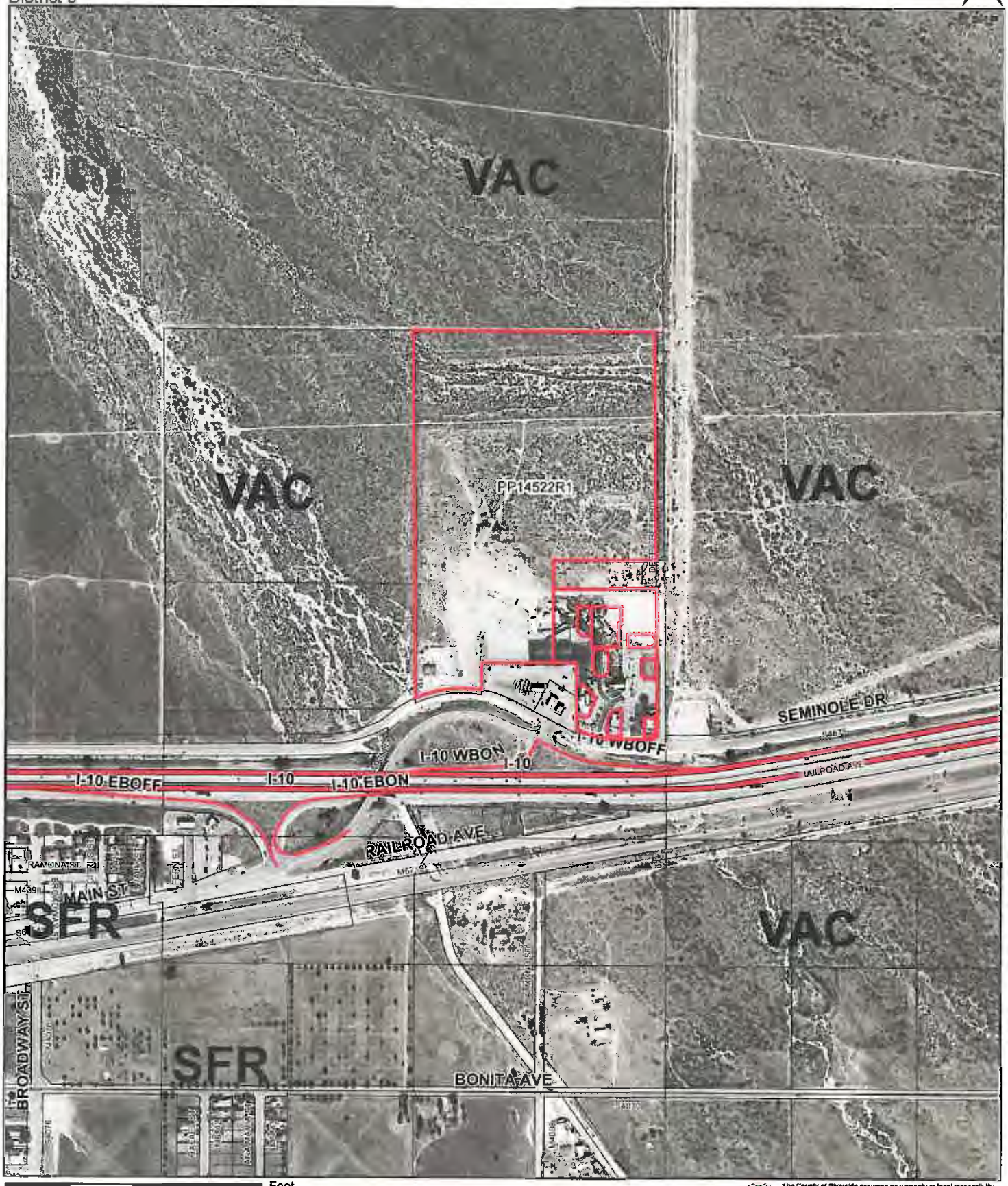
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Exhibit 1

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP14522R1
LAND USE MAP

Supervisor Ashley
District 5

N



Feet
0 335 670 1,340
1 inch = 667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 5/8/2014

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Exhibit 2

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1

ZONING MAP

Supervisor Ashley
District 5

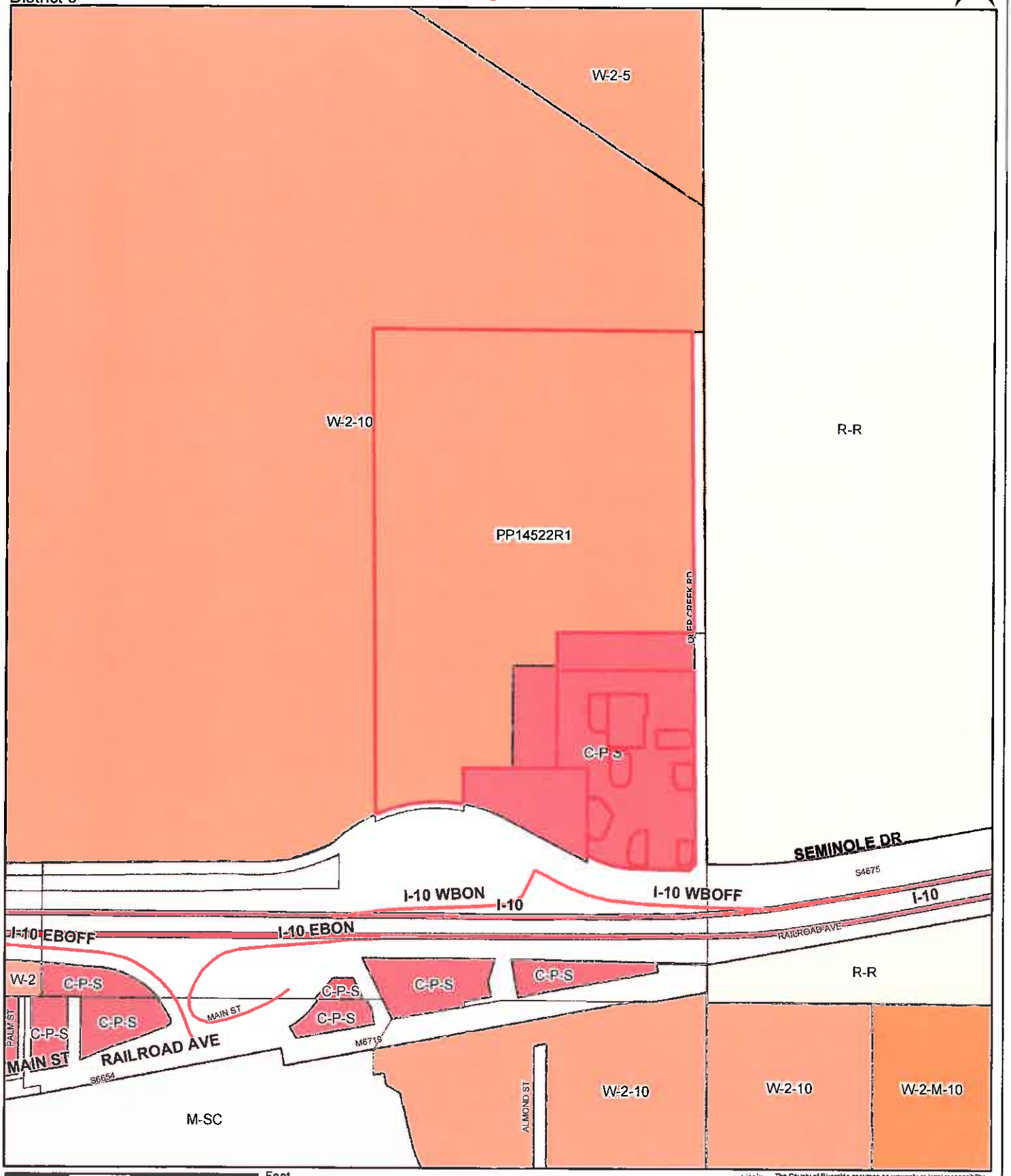

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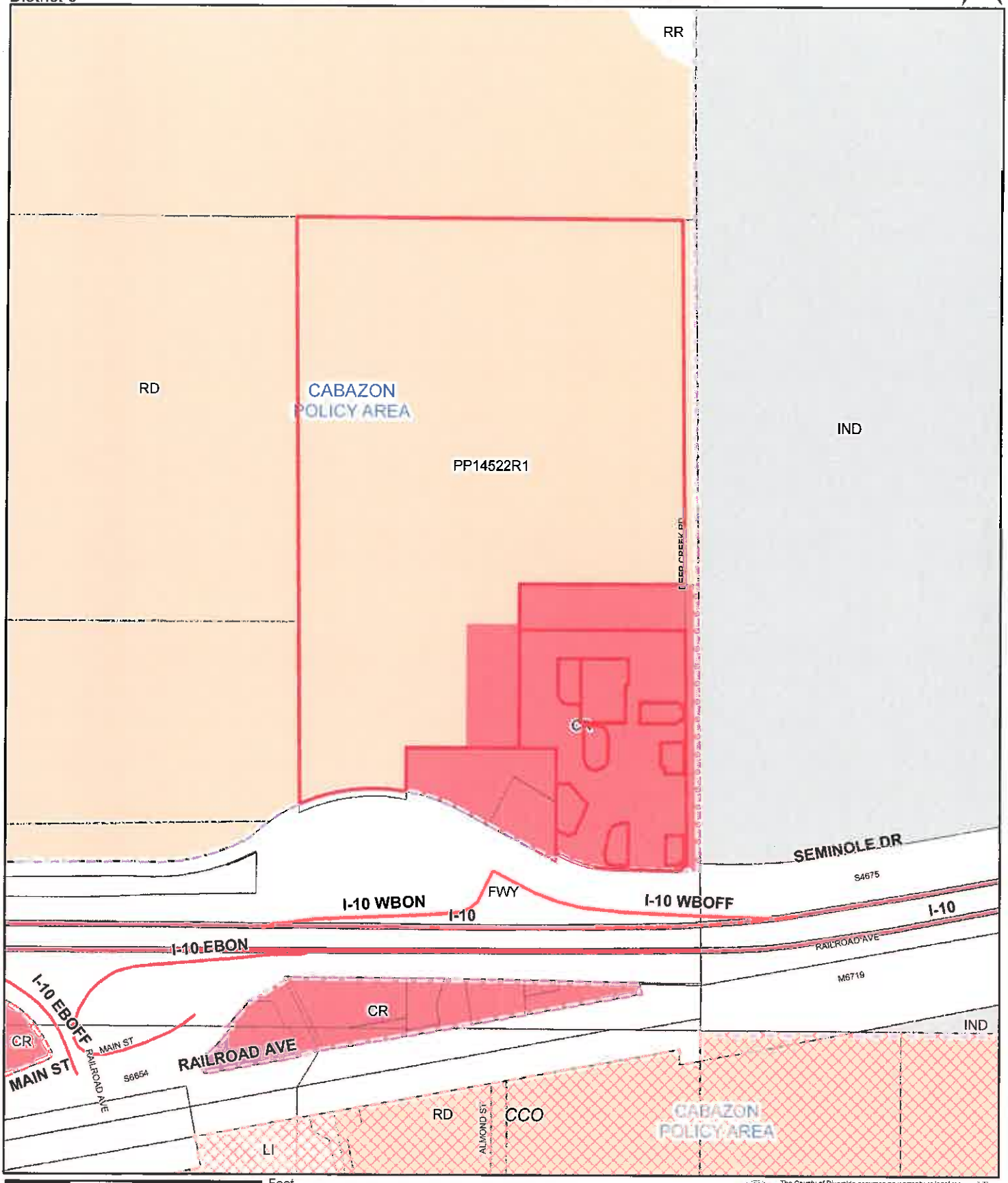
Exhibit 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP14522R1
GENERAL PLAN LAND USE MAP

Supervisor Ashley
District 5

N



0 210 420 840 Feet

1 inch = 417 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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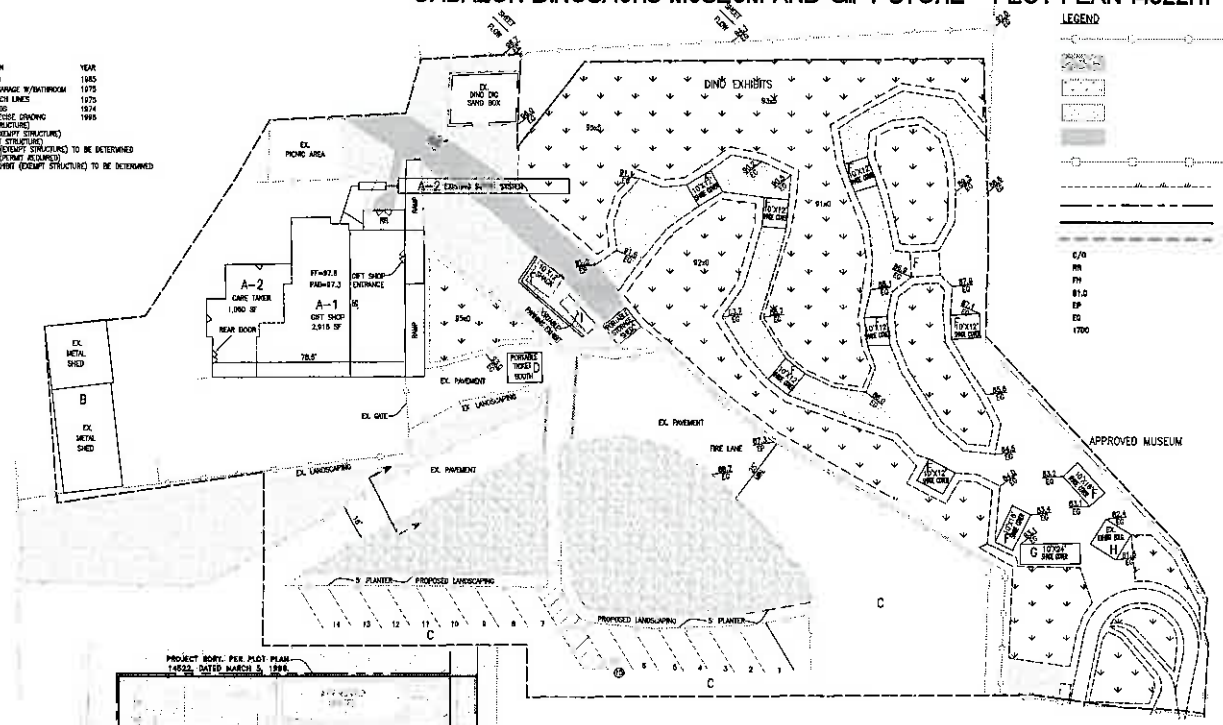
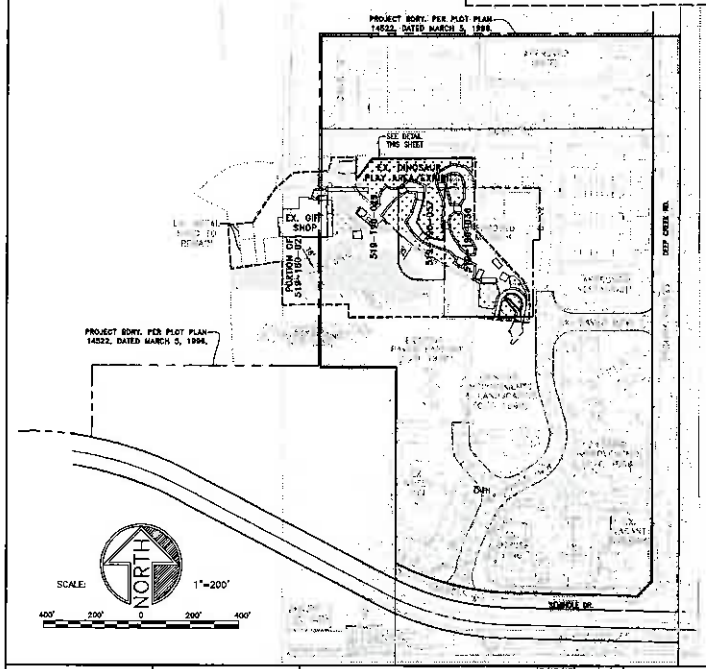
CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 14522R1

PERMIT HISTORY

BLDG.	PERMIT NO.	DESCRIPTION	YEAR
A-1	332244	ART STUDIO	1985
A-2	256553	REMODEL GARAGE W/BATHROOM	1975
A-2	256553	SEPTIC LEACH LINES	1975
B	343344	METAL SHEDS	1974
C	417479	ROUGH/PRECISE GRADING	1995
D	N/A	PORTABLE (EXEMPT STRUCTURE)	
E	N/A	PORTABLE STORAGE (EXEMPT STRUCTURE)	
F	N/A	SHADE COVER (EXEMPT STRUCTURE)	
G	N/A	PATIO 625SF (180 SF EXEMPT STRUCTURE) TO BE DETERMINED	
H	N/A	EX. EXHIBIT BUILDING (PERMIT REQUIRED)	
I	N/A	PORTABLE AWNING (EXEMPT STRUCTURE) TO BE DETERMINED	





LEGEND

EX. CHAIN FENCE LINE
EX. GRAVEL
EXISTING LANDSCAPING (TO REMAIN)
NATURAL WALKWAY
ASPHALT
WOOD FENCE
EXISTING EDGE OF PAVEMENT
APN INFORMATION
PROJECT BOUNDARY
PROPOSED PROJECT
CERTIFICATE OF OCCUPANCY
REST ROOM
FIRE HYDRANT
SPOT ELEVATION
EDGE OF PAVEMENT
EXISTING GROUND
BASE ELEVATION

C/O
RR
FH
81.0
EP
EG
1700

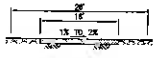
PROPOSED PROJECT

GIFT SHOP AND DINO WALK-DETAIL

ALL STRUCTURES AND PORTABLE UNITS ARE EXISTING

SCALE: NORTH 1"=20'

400' 200' 0 200' 400'



SECTION A-A
SCALE 1"=10'

PROJECT INFORMATION

APPLICANT/TENANT
WORLD'S BIGGEST DINOSAURS (AKA CABAZON DINOSAURS)
MAILING AND GIFT SHOP
50740 SEMINOLE DRIVE
CABAZON, CA 92230
PHONE: (951) 849-3678
CONTACT: DENISE PANTER WWW.CABAZONDINOSAURS.COM

OWNER
M+A CABAZON PARTNERSHIP, LP
CWI 150 FAMILY PARTNERSHIP, LP
301 - 1ST AVENUE SOUTH, SUITE 141
SOUTH PARK AVENUE, SUITE A
COSTA MESA, CA 92627
(949) 631-4337

PLANNER/ENGINEER
PLANNER: TRIP HORD & ASSOCIATES
3128 J STREET DRIVE
RIVERSIDE, CA 92507
(951) 686-1070
CONTACT: TRIP HORD
ENGINEER: CARL L. COOK & ASSOCIATES, INC.
525 W. LACADENA DR., SUITE A
RIVERSIDE, CA 92501
(951) 788-3202 EXT. 140
CONTACT: CRAIG COOK

ASSESSOR'S PARCEL NUMBERS
519-180-021, 519-180-020, 519-180-019, 519-180-035

PREPARATION DATE
AUGUST 31, 2012 - REVISED JULY, 2013

THOMAS GUIDE LOCATION
PAGE 7224-3, 2008 EDITION

ZONING:
C-R-S & W-2-10
GENERAL PLAN: C-R

UTILITY PURVEYORS
WATER: CABAZON STATION DISTRICT
SEWER: SEPTIC
TELEPHONE: VERIZON
GAS: SOUTHERN CALIFORNIA GAS/PROPANE
ELECTRIC: SOUTHERN CALIFORNIA EDISON

FEMA DESIGNATION
ZONE A, F10.00 IN UNINCORPORATE MAP 060635C0845G MAP REVISED AUGUST 28, 2008

SCHOOL DISTRICT
BANNING UNIFIED SCHOOL DISTRICT

NOTES
1. THE PROJECT SITE IS NOT IN A SPECIFIC PLAN OR COMMUNITY SERVICES DISTRICT
2. THE PROJECT SITE IS SUBJECT TO MODERATE LIQUIFACTION.
3. NO HAZARDOUS MATERIALS EXIST ON SITE.
4. NO HAZARDOUS MATERIALS ARE PROPOSED FOR THE SITE
5. CAL-SITE RECORDS SEARCH WILL NOT BE ALLOWED ON THE SITE.

LEGAL DESCRIPTION
PARCEL MAP 28765 - PARCELS 1, 6, 8 AND REMAINDER PARCEL 519-180-021-7, MAP BOOK 213, PAGES 90 TO 93, PAGES 73-74

EXISTING USES PER PP 14522 - BUILT
WHEELIN RESTAURANT
VACANT BUILDING
BURGER KING
APATOSAURUS DINOSAUR STATUE
T-REX DINOSAUR
DINOSAUR PLAY AREA EXHIBIT
GIFT STORE

APPROVED USES PER PP 14522 (NOT BUILT)
MUSEUM
MOTEL
RESTAURANTS

PROPOSED NEW USES
GIFT SHOP (PREVIOUSLY ART STUDIO)
DINO WALK - EXHIBITS AND LANDSCAPING AREA

SUMMARY OF PROPOSED LAND USES IN SF

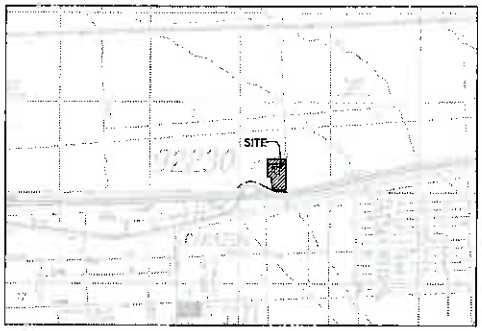
GIFT SHOP	2,915
CARE TAKER	1,080
PROPOSED NEW LANDSCAPE AREA	1,116
DINO WALK LANDSCAPE - EXISTING	34,279
TOTALS	39,370

PARKING BY USE
155 PSYCES PER APPROVED PARKING PROGRAM

PARKING LOT NOTES
1. ALL PARKING IS SHARED BETWEEN USES.
2. ALL PARKING STALLS 9'X 18' UNLESS OTHERWISE NOTED
3. ALL FIRE LANES ARE 28' WIDE
4. ALL DRIVEWAYS ARE 24' WIDE
5. ALL CURB RADIUS ARE 15' OR LESS, EXCEPT THOSE NOTED.
6. ALL HANDICAP ACCESSIBLE RAMPS ARE 1:12 (8.3%).
7. ALL DRIVEWAYS AND PARKING SURFACES TO BE ASPHALT; UNLESS NOTED.
8. ALL INTERNAL ROADS ARE PRIVATE.

GRADING NOTES
ALL GRADING PER APPROVED GRADING PLAN FOR PLOT PLAN NO. 14522
NO NEW IMPERVIOUS AREA. PROJECT WILL NOT REQUIRE A WQMP.

STREET IMPROVEMENTS
ALL STREET IMPROVEMENTS EXISTING PER PP 14522



VICINITY MAP
NO SCALE

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR. DATE	COUNTY
7/13/13		1	REVISIONS PER DEC. 4, 2012 DAY CORRECTIONS		

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SEAL

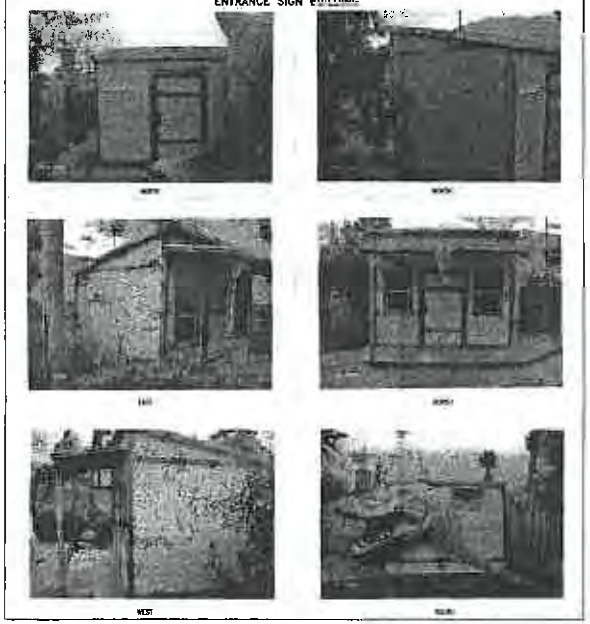
SEAL
No. 25323
Exp. 12/31/13
CIVIL
STATE OF CALIFORNIA

PREPARED BY
DATE
CRAIG A. COOK
R.C.E. NO. 25323 EXP. DATE 12-31-13

CASE #: PP14522R1 AMD#1
EXHIBIT: A
DATED: 8/1/13
PLANNER: P.RULL

CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 14522R1
BUILDING ELEVATION EXHIBIT

ENTRANCE SIGN BUILDING



GIFT SHOP BUILDING

METAL BUILDING

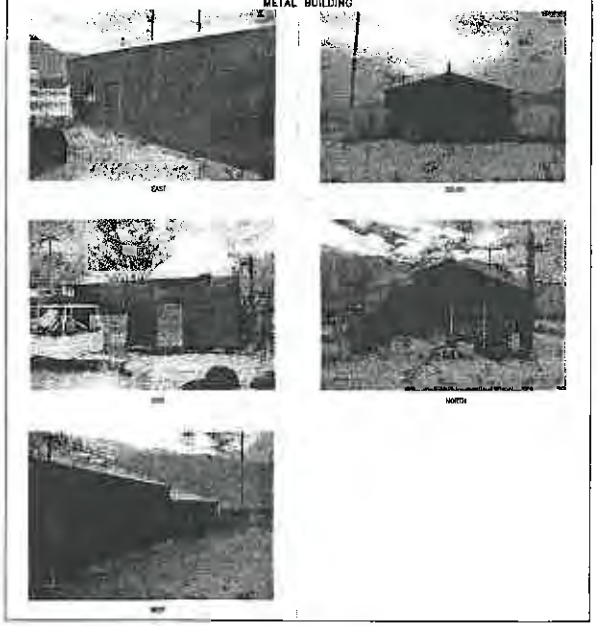
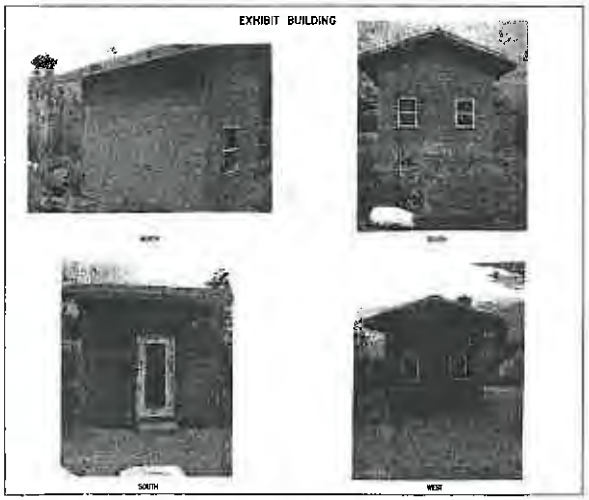
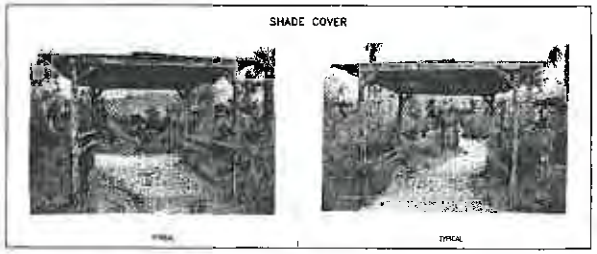


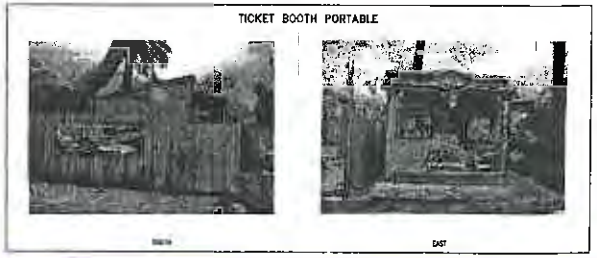
EXHIBIT BUILDING



SHADE COVER



TICKET BOOTH PORTABLE



Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

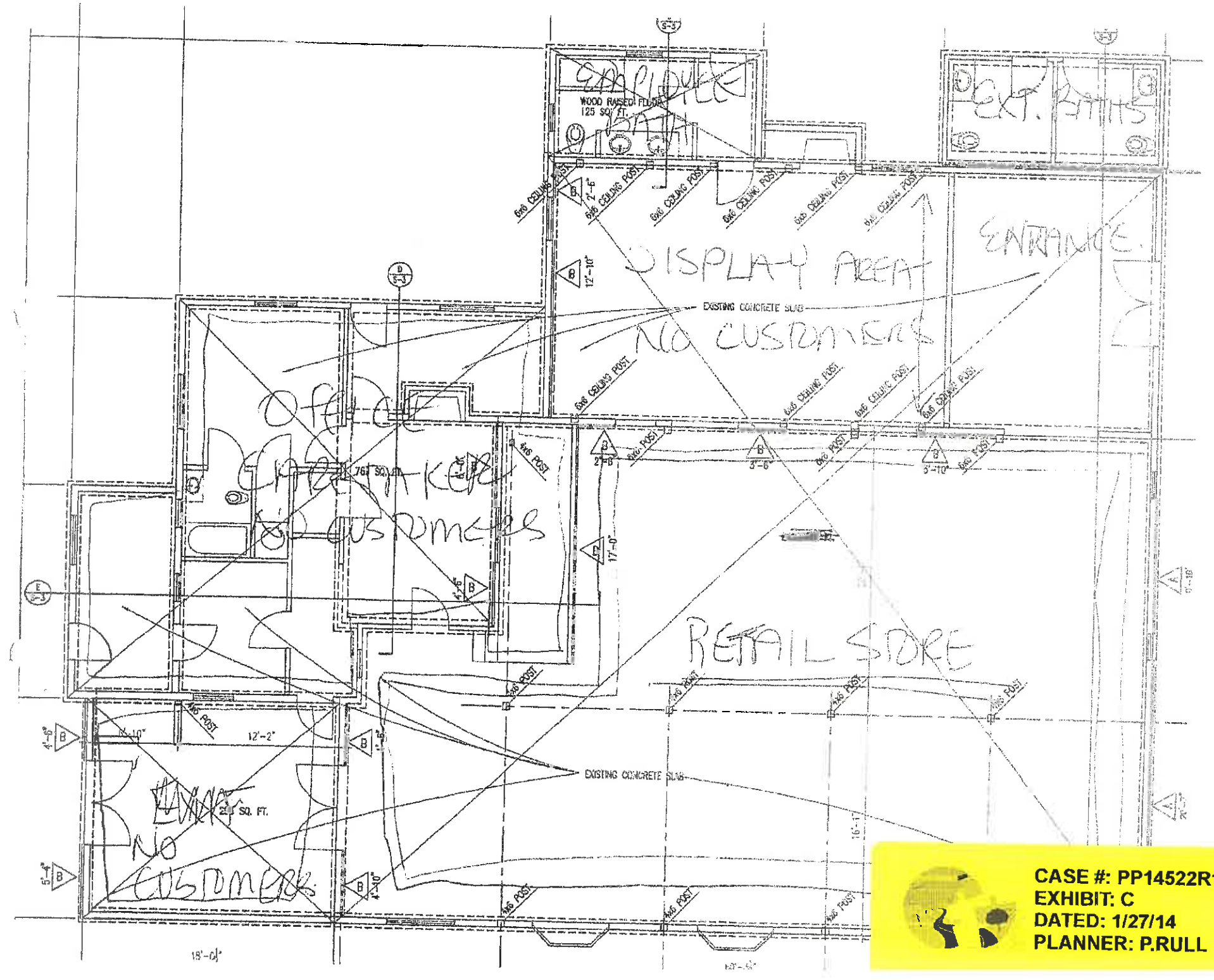
SEAL

SEAL

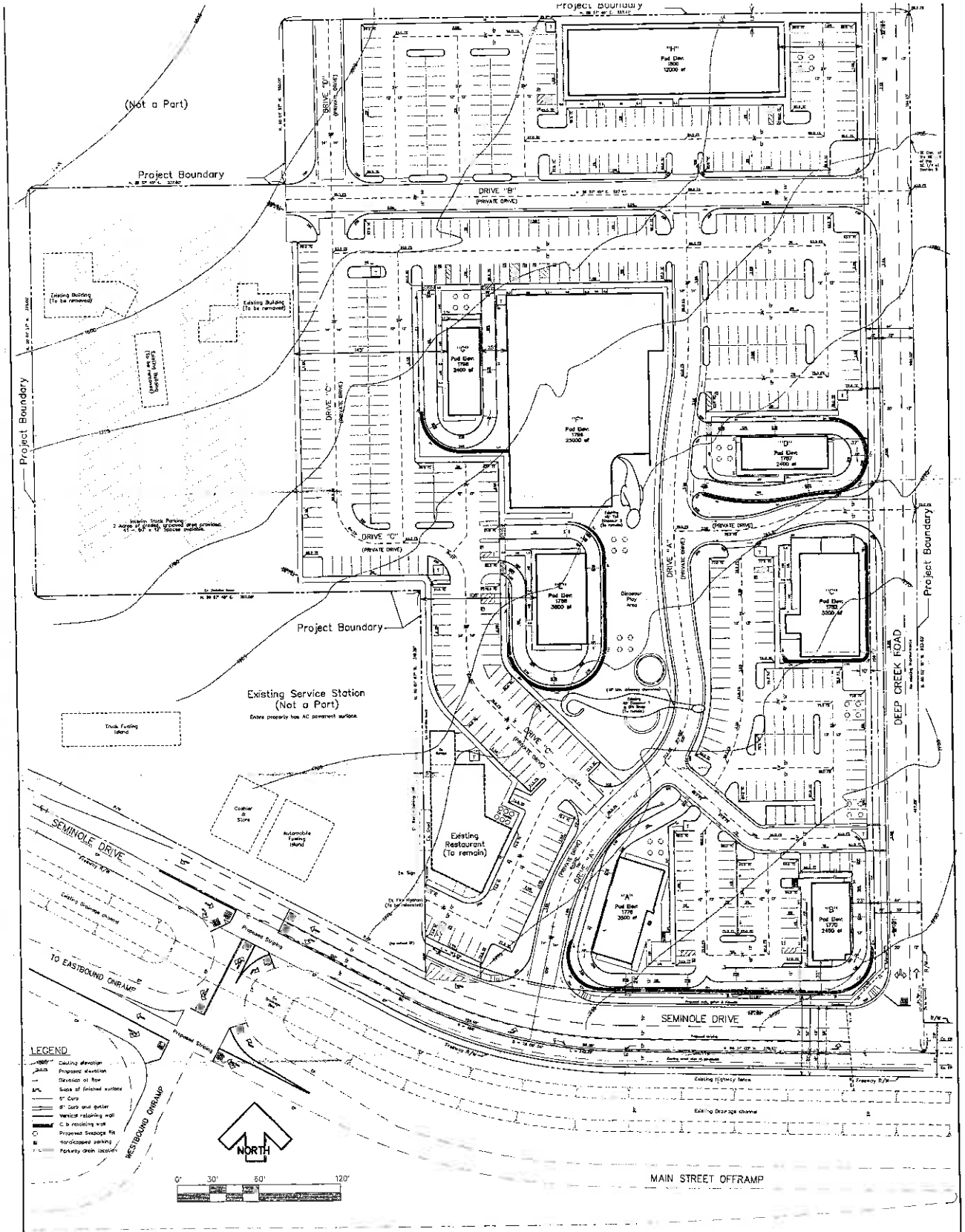
PREPARED BY DATE

CRAIG A. COOK
R.C.E. NO. 23323 EXP. DATE 12-31-15

CASE #: PP14522R1 AMD#1
EXHIBIT: B
DATED: 1/27/14
PLANNER: P.RULL


EXISTING CONCRETE SLAB
6x6 CEILING POST
4x6 POST
DISPLAY AREA
NO CUSTOMERS
RETAIL STORE
EXISTING CONCRETE SLAB
CASE #: PP14522R1 AMD#1
EXHIBIT: C
DATED: 1/27/14
PLANNER: P.RULL

CASE #: PP14522R1 AMD#1
EXHIBIT: D (sheets 1-2)
DATED: 7/23/14
PLANNER: P.RULL



PLOT DATE 3/2/9

Sheet 2

Date 8/11/95
Scale 1"=30'
Drawn E.K.
Job Number

MIKA CABAZON PARTNERSHIP
P.O. Box 3163
Newport Beach, CA 92659
PH (714) 969-8643

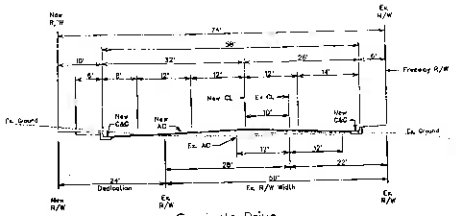
PLOT PLAN

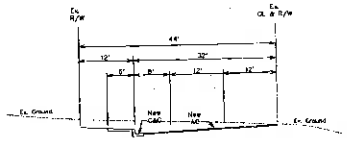
RICHARDS MUETING WILKES
8529 Riverside Ave. Suite 115
Riverside, CA 92508
Ph. (909) 276-8010 Fax. (909) 276-8013

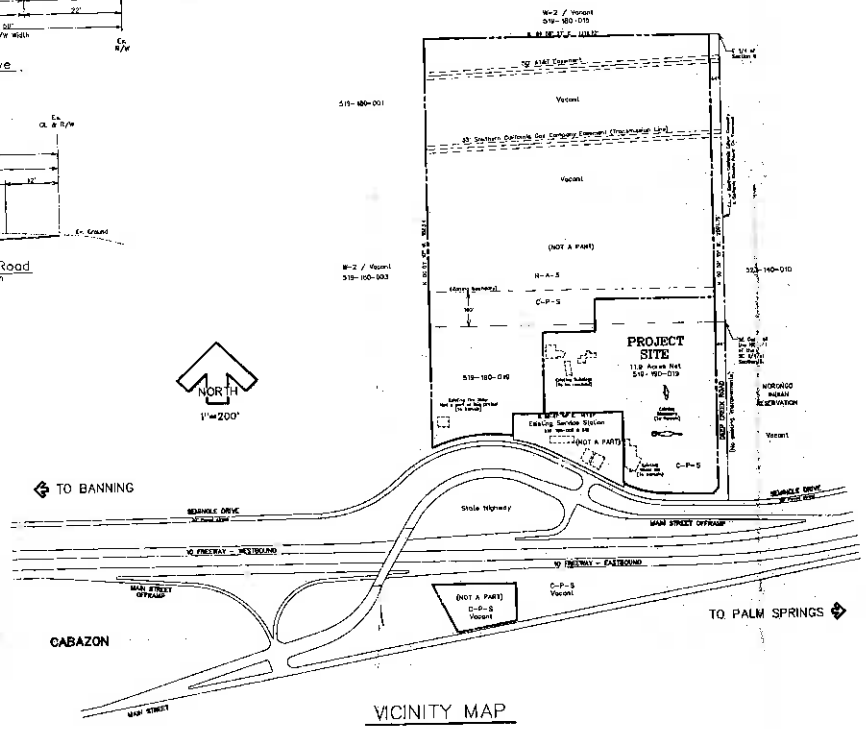
RMW

PLOT PLAN

11.9 Acres







VICINITY MAP
1"=200'

LEGEND

BH	Height of retaining wall in feet.
35R	Radius of curve in feet.
BC	Begin curve
CL or ℄	Centerline of right-of-way
EC	End curve
Ex.	Existing feature
FL	Proposed flow line elevation
FS	Proposed finished surface elevation
GB	Grade break @ finished surface
HR	Handicapped access ramp
S/W	Proposed sidewalk
TC	Proposed top of curb elevation
T	Trash enclosure
1805	Existing elevation
1805	Proposed elevation
—	Direction of flow
1.5%	Slope of finished surface
	6" Curb
	6" Curb and gutter
	Vertical retaining wall
	Crib retaining wall

No.	Revision	Date
1.	a. Labeled Handicapped spaces and 8' loading zone, b. added trash enclosure	2/18/98
	c. deleted references to phase 2, d. added note on parking lot surface	
	e. revised parking summary, f. added notes on parking lot drainage and grades	
	g. added note indicating no Class I explosives allowed, h. noted all drives are private	
	i. added vertical clearance under driveway (14' head, 1' dropour (8' is not in building)	
	k. added parkway drains, l. added eyebrows optional, m. added Occupancy Types	
	n. added Phasing Note	

OWNER / APPLICANT
MIKA CABAZON PARTNERSHIP
P.O. Box 3163
Newport Beach, CA 92659
Phone (714) 988-8643
FAX (714) 988-6943
Contact: Gary Hanker

PLANNER / ENGINEER
Richards Muelting Wilkes
Planning & Engineering
6329 Riverside Avenue, Suite 115
Riverside, CA 92506
Phone (909) 276-8010
FAX (909) 276-8013
Contact: Joseph Mistrorio

ASSESSOR'S PARCEL NUMBER
Portions of 519-19-016 & 519-18-002

PREPARATION DATE
November 7, 1995

AREA — Phase 1
13.4 Acres Gross
11.9 Acres Net

THOMAS GUIDE LOCATION
Page 723-E-3, 1996 Edition

ZONING
Existing R-A-5
Proposed C-P-S

UTILITY PURVEYORS

Water	Cabazon Water District
Sewer	Septic
Telephone	General Telephone
Gas	Southern California Gas
Electric	Southern California Edison

FEMA DESIGNATION
Zone A, Flood Insurance Rate Map 060245 0850B
Map Revised September 30, 1980
Note: All pads are elevated 6' above existing grade and are protected from flooding.

SCHOOL DISTRICT
Banning Unified School District

NOTES
1. The project site is not in a Specific Plan or Community Services District.
2. The project site is not subject to Hazcation.
3. No hazardous materials exist on the site.
4. No hazardous materials are proposed for the site.
5. Class I explosives will not be allowed on the site.
6. Building Occupancy Types will be defined by subsequent use Plot Plans Building Occupancy types are anticipated to be Type A, Division 3 or Type B, Division 2.

LEGAL DESCRIPTION
A portion of the South half of the East half of the Southeast quarter of Section 9, Township 3 South, Range 2 East, San Bernardino Base and Meridian.

EXISTING USE
1. Wheel Inn Restaurant — To Remain
2. Dinosaur 1 & Gift Shop — To Remain
3. Dinosaur 2 — To Remain

PROPOSED USE

"A"	3500 SF Restaurant with drivethru
"B"	2300 SF Restaurant with drivethru
"C"	5200 SF Restaurant
"D"	2400 SF Restaurant with drivethru
"E"	3800 SF Restaurant with drivethru
"F"	23000 SF Museum and Gift Shop
"G"	2400 SF Restaurant with drivethru
"H"	12000 SF 60 Room Motel

AREA SUMMARY

	Area in SF	
Driveways	11,000	1%
Existing Restaurant	5,000	1%
Proposed Restaurants	19,800	4%
Museum & Gift Shop	23,000	5%
Motel	12,000	3%
Parking & Paved Areas	300,400	57%
Truck Parking Area	90,000	17%
Driveway Play Area	12,000	2%
Landscaped Area	57,000	11%
Total	519,000	

PARKING SUMMARY
Total spaces provided 602 Spaces
Total spaces required 410 Spaces

PARKING BY USE

	Provided	Required
Existing Restaurant	84 Spaces	84 Spaces
Proposed Restaurants (drivethru)	147 Spaces	140 Spaces
Proposed Restaurant (Seldom)	54 Spaces	53 Spaces
Museum & Gift Shop	155 Spaces	79 Spaces
Motel	63 Spaces	62 Spaces
Handicap	16 Spaces	12 Spaces
Truck Parking	43 Spaces	0 Spaces

PARKING LOT NOTES
1. All parking is skewed parallel at least 18' wide.
2. All spaces are 8'x 18' unless otherwise noted.
3. All Endcaps are 2ft wide.
4. All driveways are 24' wide.
5. All curb radius are 10' or less, except those noted.
6. All handicap access ramps are 1:12 (8.33%)
7. 41 interim truck parking spaces are provided.
8. 5 handicap accessible parking spaces are provided.
9. 8 handicap van accessible parking spaces are provided.
10. All driveway and parking surfaces to be asphalt, unless noted.
11. All striping inside are private.

FIRELANE SUMMARY

Drive A	28' wide	Radius = 53' Max. & 25' Min.
Drive B	28' wide	Radius = 53' Max. & 25' Min.
Drive C	28' wide	Radius = 53' Max. & 25' Min.
Drive D	28' wide	Radius = 53' Max. & 25' Min.

PLOT PLANS
1. This Plot Plan provides for the upgrading of existing structures, proposed streets, parking, driveways and landscaping.
2. A new Plot Plan application will be submitted for each proposed use.
3. All buildings sizes and layouts are conceptual.

GRADING NOTES
1. TC indicates the "Top of Curb" elevation and the FL or FS is always 0.5' lower.
2. Proposed elevations have been rounded to the nearest 0.5'.
3. No drainage will be allowed to flow over the crib and retaining walls.
4. Parkway drains will be provided to drain all parking lots.
5. Min. grades are 0.4% on concrete and 1% on asphalt.
6. All privatrix's will have a min. grade of 0.4%
7. Preliminary estimate of earthwork quantities:
   Cut: 20,000 CY. Fill: 40,000 CY
   Import 20,000 CY from previously graded portion of this property.

PHASING
The project will be constructed in phases. All public street improvements, drainage improvements, access drives, parking, landscaping and grading necessary to support each use will be in place prior to occupancy.

EXHIBIT NO. A
CASE NO. 14522

RECEIVED
MAR 06 1998
PLANNING DEPARTMENT

RICHARDS MUELTING WILKES
6329 Riverside Ave. Suite 115
Riverside, CA 92506
Ph. (909) 276-8010 Fax (909) 276-8013

PLOT PLAN

MIKA CABAZON PARTNERSHIP
P.O. Box 3163
Newport Beach, CA 92659

Date 8/11/95
Scale 1"=200'
Drawn T.W.
Job Number
Sheet 1

PLOT DATE 3/5/98

Agenda Item No.: 3.7
Area Plan: The Pass
Zoning District: Cabazon
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: August 20, 2014

APPEAL OF PLOT PLAN NO. 14522 REVISED PERMIT NO.1
CEQA Exempt
Appellant: World's Biggest Cabazon Dinosaurs
Applicant: World's Biggest Cabazon Dinosaurs
Engineer/Representative: Trip Hord

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This appeal concerns the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522 a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

The project is generally located on the northwest corner of Seminole Drive and Deep Creek Road.

The appeal application, staff reports, memorandums and environmental documents provided to the Planning Director are attached hereto and incorporated herein by reference.

BACKGROUND:

The project site is an important attraction in Riverside County, and a unique landmark for visitors and travelers along Interstate 10.

The original Plot Plan No. 14522 was approved by the County at a Director's Hearing meeting on March 25, 1996. The approval entitled a commercial center with five fast food restaurants, one sit down restaurant, a 12,000 sq.ft. 60 room motel, and a 25,000 sq.ft. museum building and gift shop on 11.9 gross acres. At the time of the approval, there was an existing restaurant (Wheel Inn), and two dinosaur exhibits (one with a gift shop), which were entitled under Plot Plan No. 14522. As of today, there are three restaurants pads developed; the existing Wheel Inn restaurant, a Burger King restaurant, and a restaurant currently vacant, as well as the two existing dinosaur exhibits. These uses have been permitted and are allowed, and will not be affected by the outcome of the proposed Plot Plan No. 14522 Revised Permit No. 1.

The existing development that was constructed without permit proposed in Plot Plan No. 14522 Revised Permit No. 1 was never approved or entitled by the County, and is significantly different than what was approved under the original Plot Plan No. 14522 (see Exhibit A and D for site plan layout of both projects). The design layout of Plot Plan No. 14522 Revised Permit No. 1 is located within areas of the original project approved for buildings, driveaisles, parking, landscaping and interim truck parking. In addition, the original approval identified that several existing buildings were to be removed including the gift shop as proposed in Plot Plan No. 14522 Revised Permit No. 1. Subsequently, Code Enforcement has cited the proposed project for zoning violations and land use without Planning Department approval which are still currently outstanding. The following are current outstanding code cases on the project site:

- CV05-03618 – Accumulated rubbish
- CV06-04143, CV08-04982, CV08-04986, CV08-04984 – Construction without required permits
- CV08-05344 – Grading without permits

- CV08-04980, CV08-04985, CV08-04983 – Zoning violations and land use without approval

On October 16, 2012, the Board of Supervisors found that the property owner had violated Ordinance Nos. 348 and 457 due to the constructions without permits, grading without permits and land use violations; that the violations constituted a public nuisance; and ordered that the nuisance be abated.

Establishing a use and the construction of facilities and operation thereof as proposed Revised Permit No. 1 project without proper County building permits is a significant risk to the overall public health and safety of its patrons and employees. Once all the onsite buildings and structures have obtained the relevant entitlement building and safety permits and clearances, in addition to the required lot line adjustment to move the property line from under the existing gift store building, the project site will be safe to operate.

	Approved Entitlement	Not Approved Entitlement	Built with Permits	Built w/o Permits	Not Built
PP14522	-5 fast food restaurant -1 sit down restaurant -1 existing restaurant -12,00 sq.ft. 60 room motel -25,000 sq.ft. museum and gift shop -2 dinosaurs exhibits (one gift shop)		-2 fast food restaurants -1 existing restaurant -2 dinosaur exhibits (one with gift shop)		-3 fast food restaurants -1 sit down restaurant -60 room motel -25,000 sq.ft museum and gift shop
PP14522R1		-2,916 sq.ft. gift shop -1,060 caretaker unit -34,279 sq.ft. area outdoor dinosaur exhibits		-2,916 sq.ft. gift shop -1,060 caretaker unit -34,279 sq.ft. area outdoor dinosaur exhibits	

A project chronology has been submitted as part of this staff report package. The chronology outlines activities on the project site including what has been previously approved, current and closed code enforcement cases, and a timeline of the project; Plot Plan No. 14522 Revised Permit No.1. The last major activity on the project was on January 27, 2014, when the applicant resubmitted a revised submittal package which included:

- Unrevised site plan
- Project business plan and alternate parking plan,
- Building elevation photos,
- Floor plan for gift shop and indoor museum building,
- Emails between the applicant and Building and Safety Department regarding the requirement for building plans and permits, and
- Geology Report prepared by Geo Tek Inc. was previously submitted.

Staff reviewed this package and informed the applicant in writing on February 24, 2014, that the following corrections were still outstanding and the following requested items were not provided; 1. the Building and Safety Department had required approved building permits for all buildings and structures onsite or at a minimum have building plans submitted for all buildings and structures for review and approval with the Building and Safety Department, and 2. the Planning Department required a lot line adjustment to relocate a lot line from under the existing gift store building. The applicant was required to submit these plans and permits within 60 days of the letter. On April 24, 2014, the applicant contacted Staff indicating that they are in the process of looking for vendors to prepare the requested materials; however, to date, no resubmittals or applications for lot line adjustments or building permits have been filed. These items have been regularly requested of the applicant since the first Land Development Committee meeting on August 22, 2013.

This project was scheduled for a Director's Hearing meeting on June 23, 2014, because of the lack of progress the applicant has made in satisfying the Land Development Committee and Planning Department corrections and processing the project. It should be noted that the application has now been on file for over 2 years while the underlying construction and land use violations continue unabated. Additionally, the property owner continues to operate its business on the site. Staff cannot make findings for approval of the project due to the fact that staff request for additional materials, plans and permits have largely been ignored and that without this information a continued threat to public health and safety exists and the project is inconsistent with the General Plan.

APPEAL:

The applicant, the World's Biggest Cabazon Dinosaurs, filed an appeal application with the County on July 2, 2014 (see Exhibit E), appealing the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 at Director's Hearing meeting on June 23, 2014, citing the following reasons for appeal:

1. Land Development Committee review process is substantially completed,
2. Lot Line Adjustment No. 5491 has been submitted with the Planning Department and is currently being reviewed.
3. Required building plans for unpermitted buildings and structures will be submitted to the Building and Safety Department for plan check.

The Land Development Committee is requesting a lot line adjustment and building plans for unpermitted buildings and structures onsite to ensure that the business can operate without risk to the public health and safety of its patrons and employees.

Item #1 is an accurate statement that the majority of Land Development Committees have completed their review and added their conditions of approval to the project; however, the Planning and Building and Safety Departments have not cleared their review as there are still health and safety issues with existing structures and buildings and a building straddling a parcel line.

Item #2 was submitted on June 18, 2014, and is currently being reviewed by staff. The required lot line adjustment is necessary due to the fact that the existing gift shop was constructed on top of the property line and needs to be relocated.

Item #3 has been repeatedly requested of the applicant to submit the required documents for plan check on five separate occasions dating back to the first Land Development Committee meeting on September 27, 2012, and with the most recent request occurring on February 24, 2014. As of the time this staff report was prepared, the required building plans had not been submitted, reviewed, or approved by the

County. Approved building plans are critical to ensure that the operating business does not pose a threat to the public health and safety.

Staff would like to clarify some statements made by the appellant in his appeal application:

1. The appellant contends that the Board of Supervisors on January 10, 2012, ordered staff to proceed with a substantial conformance application for this project, and that staff modified this order with the requirement of a Revised Permit application. The Board minutes from this meeting has been submitted by the appellant (see Exhibit E, Figure A), and they state:

   > "On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and IT WAS FURTHER ORDERED to direct staff to work with owner on an amended plot plan to be in substantial conformance".

   Staff contends that the Board's direction was for the property owner to work with staff in preparing a revised plot plan application due to the fact that there has been significant changes made from the original approval of Plot Plan No. 14522 on March 25, 1996. Staff contends that the appellant is incorrectly interpreting the phrase the Board used, "to be in substantial conformance", as direction to move forward with a Substantial Conformance application. Staff also contends that due to the significant deviation by the existing project from the original approved plot plan, a substantial conformance application is not the correct application to use based on its definition (Section 18.43.b.1):

   > "A substantial conformance is a request for a non-substantial modification of an approved permit which does not change the original approval or the effect of the approval on a surrounding property".

   Staff finds that the proposed project does not meet the definition of a substantial conformance, and that the approval of Plot Plan No. 14522 did not allow for the existing use in its size, intensity and location. Staff contends that the project has been substantially modified from the original approval, and determined that a Revised Permit to an approved project was the correct application to use in this case based on its definition (Section 18.43.c):

   > "A revised permit means a modification of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director".

2. The appellant incorrectly states that the lot line adjustment and building plans submittal required by staff are "pre-conditions of approval". These items are outstanding corrections as part of the Land Development Committee (LDC) review. Staff has always informed the applicant that these items were required before LDC could be cleared, and never agreed to make these items conditions of approval. A lot line adjustment is required to ensure that the property line is moved from under the existing building. Staff opposes making the lot line adjustment a condition of approval due to the fact that the existing gift store was built on the lot line and the requirement of the lot line adjustment will not be triggered since no new building or grading is proposed after Plot Plan No. 14522R1 is approved.

3. The appellant states that the project's gift shop has been reviewed by a licensed engineer to eliminate concerns regarding safety issues (see Exhibit E, Figure E letter dated January 23, 2012 from Lonnie Mount S.E). This letter cites the 2010 Building Code which is no longer in effect; furthermore it states further investigation is required to make such a determination. No information or plans have been provided at the time that this staff report was written. Staff contends that the letter is insufficient and that building plans must be submitted to the Building and Safety Department for review and approval.

4. The appellant's request of the Planning Commission to make a decision to return this project back to Director's Hearing is incorrect. The appeal of the Director's Hearing meeting decision means that the Planning Commission is now the current hearing body, and will be responsible for making a decision regarding the appeal.

The California Environmental Quality Act (CEQA) states that CEQA review does not apply to projects which a public agency rejects or disapproves (Section 15270). The Planning Director has rejected the project and staff recommended denial at Director's Hearing due to a lack of information to determine the project application is complete. Therefore, if the appeal is denied, a Notice of Exemption will be filed indicating its exemption from CEQA review. An environmental assessment will be necessary and required if the appeal is upheld and the project moves forward with a recommendation of approval.

Any further work on this project will require the following from the applicant:
(1) Provide sufficient funds to cover the current negative balance amount.
(2) Provide an additional deposit to cover expected future work needed by staff.
(3) Reimburse staff's time used on this project which did not get billed directly to the case due to the project's negative balance.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development: Commercial Retail
2. Surrounding General Plan Land Use (Ex. #5):	Community Development: Commercial Retail, Rural: Rural Desert, Areas subject to Indian Jurisdiction
3. Existing Zoning (Ex. #2):	Scenic Highway Commercial
4. Surrounding Zoning (Ex. #2):	Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, Rural Residential
5. Existing Land Use (Ex. #1):	Gift store and outdoor dinosaur exhibits,
6. Surrounding Land Use (Ex. #1):	Gas station, vacant land
7. Aerial Map (Ex. #8):	
8. Project Data:	Total Site Acreage: 54.7 acres Total Project Acreage: 0.9 acres Total Building Area: Approximately 5,000 sq.ft.
9. Environmental Concerns:	Pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves

RECOMMENDATIONS:

CONTINUE to the September 17, 2014, Planning Commission meeting in order to allow time for staff to meet with the applicant to prepare a compliance plan addressing all outstanding issues, based on the findings and conclusions set forth in this 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 has a General Plan land use designation of Community Development: Commercial Retail.

2. The zoning for the subject site is Scenic Highway Commercial.

3. Existing Plot Plan No. 14522 allows for the following uses: a commercial center for 5 fast food restaurants, one site down restaurant, a 60 room motel and a museum and gift shop. The existing restaurant, 2 dinosaurs and gift shop inside the dinosaur were allowed to remain on site. The applicant proposes to add the following uses: a 2,916 sq.ft. gift shop, a caretaker unit, a 34,276 square foot area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

4. The project site is surrounded by properties which are designated in the General Plan as Community Development: Commercial Retail, Rural: Rural Desert, and Areas subject to Indian Jurisdiction.

5. The project site is also surrounded by properties which are zoned Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, and Rural Residential.

6. The surrounding area is mainly vacant besides a gas station and restaurant.

7. This project is not located within a City Sphere of Influence.

8. The existing gift store and indoor museum building was built over an existing lot line for Parcel 1 on Parcel Map 28365. Lot Line Adjustment No. 5491 application has been submitted and is currently being reviewed by staff.

9. The project site has numerous code violations for the accumulation of trash onsite, construction without permits, zoning, grading without permits, and land uses without Planning Department approval. These violations are still outstanding.

10. Structures and buildings onsite were constructed without the benefit of grading and building permits, and plans for these structures and buildings have not been submitted to the Building and Safety Department for review and approval.

11. The existing unpermitted structures and buildings located on the project site have been determined to be a threat to the public health, safety and general welfare and were declared to be a public nuisance on October 16, 2012 by the Board of Supervisors.

12. The project application is incomplete. Staff does not have the necessary requested plans, permits, or materials to support the application and complete the land development review process.

13. The following General Plan Policies apply to the subject site:
    (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
    (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
    (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

14. An environmental assessment was not prepared as part of this project because staff previously recommended denial due to a lack of information required by staff to determine the project complete. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). An environmental assessment will be necessary and required if the project moves forward with a recommendation of approval by staff.

15. As of writing this staff report, the project has a current negative balance of -$5,007.11. The applicant has been informed of this outstanding negative balance.

CONCLUSIONS:

1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.

2. The project is inconsistent with other requirements of the Riverside County General Plan regarding public health and safety due to the lack of permits of the existing buildings and structures onsite.

3. The proposed additional uses are permitted uses with the Scenic Highway Commercial zone set forth in Ordinance No. 348.

4. The project is not in compliance with Section 18.30.c.1 and 2 of Ordinance No. 348, Requirements for Approval for Plot Plans, as the applicant has not submitted the required information has requested by staff.

5. The unpermitted structures and buildings are inconsistent with the following County General Plan policies:
    (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
    (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
    (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

6. The public's health, safety, and general welfare are not protected through the existing project design as building plans and permits requested by the Building and Safety Department for the existing buildings and structures have not been provided for Building and Safety Department review by the applicant.

7. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.

8. The project is not in compliance with the County Ordinance Nos. 348 and 457 due to the outstanding Code Enforcement violations and the applicant's failure to submit the required documentation necessary to process the project.

9. Any further work on this project will require the following from the applicant:
   (1) Provide sufficient funds to cover the current negative balance amount.
   (2) Provide an additional deposit to cover expected future work needed by staff.
   (3) Reimburse staff's time used on this project which did not get billed directly to the case due to the project's negative balance.

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 city of sphere of influence;
   b. A Historic Preservation district;
   c. Tribal land;
   d. A Specific plan;
   e. The Coachella Valley MSHCP Conservation area;
   f. An Agriculture preserve;
   g. Airport Influence area;
   h. A Fault zone; or
   i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Banning Unified School District;
   b. Cabazon Policy Area;
   c. A 100-year flood plain area;
   d. A Low Paleontological Sensitivity area;
   e. Mt. Palomar Observatory Area Ordinance No. 655;
   f. A High Fire area; and
   g. West Desert Municipal Advisory Committee.

4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.

PROJECT DESCRIPTION NARRATIVE **DRAFT 10-08-2013**
WORLDS BIGGEST DINOSAURS
PLOT PLAN 14522 R1

SUMMARY.

The World's Biggest Dinosaurs project is a tourist destination for travelers along the I-10 corridor between Los Angeles and Arizona that consists of a dinosaur exhibit area and museum/gift shop. Both the outdoor dinosaur exhibit and indoor museum and gift shop require paid admission to enter. Customers visiting the World's Biggest Dinosaurs facilities are attracted by the original sculptured artwork that is comprised of full size Tyrannosaurus Rex and Apatosaurus.

The proposed land use (PP14522R1) contemplates a revision to an approved project that has met all of its original Conditions of Approval In August 2008 the County of Riverside completed a safety inspection (including all electrical) of the premises finding no violation. The project is located in the unincorporated area of Cabazon at the Main Street/I-10 interchange. The site address is 50770 Seminole Drive, Cabazon, CA 92230

OPERATIONS

The World's Biggest Dinosaurs facility receives most of its visitors on weekends. Sunday's have historically been the peak day of the week for paying customers to enter the Dinosaur Exhibit area and related Gift Shop/Museum. The highest volume of visitations occurs during the summer months with a typical count of 18,000 individuals over a three (3) month span (June through August). Average attendance during the other 9 off-peak months are approximately 2,000 per month. The equivalent of 1/3 of the summer traffic at the facility.

The Exhibit and Museum/Gift Shop are open for business from 9 AM -8 PM during the summer and 10 AM – 5 PM at other times throughout the year.

The maximum number of employees during the summer peak period is five (5) with three (3) employees on the largest shift at any one time. The facility can operate with only one (1) or two (2) employees during the off-peak months during any given shift.

The World's Biggest Dinosaurs operate year-round with the exception of Christmas and Thanksgiving days for a total of 363 days per year. The annual number of visitors to the World's Biggest Dinosaurs Exhibit area is 35,000 of which 18,000 take place during the summer peak season as previously indicated.

PARKING CONSIDERATIONS

Visitation to the World's Biggest Dinosaurs are spread out throughout the day in both summer and off-peak seasons. A typical group or family will stay inside the exhibit and commercial area for 1hour or less. Using a peak demand of a Holiday summer Sunday (4th of July) it can be anticipated that no more than 24 individual patrons will occupy the Exhibit area at any one time. All if not most of the transient customers arrive in vehicles with 3-4 passengers. This example took place on July 4, 2013 where a total of 6 passenger cars were using the designated (14) parking spaces that are identified on the proposed Plot Plan. Staff and employees park in areas that are not utilized by the guests of the facility.

PP14522R1 Planning Application Summary

3/26/12 - DRT application submitted to Planning

9/5/12 – Project transmitted and scheduled for DRT meeting

9/27/12 – DRT meeting. Comments given to applicant (Planning, Geology, Landscaping, Transportation, BS Grading, BS Plancheck)

12/4/12 – Correction status letter sent to applicant informing them of the outstanding DRT comments

8/1/13 – Applicant submitted plans

8/6/13 scheduled for DRT comment agenda

8/22/13 – DRT meeting. Comments given to applicant (Planning, Geology, Landscaping, BS Plancheck)

1/27/14 – Applicant submitted plans.

2/24/14 – Correction status letter sent to applicant informing them of the outstanding DRT comments with a resubmittal deadline of 60 days (Planning, BS Plancheck) (Landscaping and Geology routes will be cleared when fees are positive).

4/24/14 – DRT required materials deadline. Applicant has not addressed comments

Code Enforcement Cases

Prior/Closed Cases

519-180-021

- CV01-1238 – mobile home install without permits; opened 4/23/01, closed 5/28/02
- CV01-1239 – accumulated rubbish; opened 4/23/01, closed 3/29/02
- CV05-3617 – substandard mobile home; open 8/1/05, closed 09/25/07 (new case for mobile home install without permits)
- CV06-4145 – land use without planning department approval (go-kart track); opened 6/26/06, closed 9/25/07
- CV07-0033 – vehicle abatement (offered junk your clunker); opened 9/24/07, closed 4/21/08
- CV07-8000 – substandard mobile home; opened 9/24/07, closed 4/21/08
- CV08-05342 – substandard structure (detached metal garage); opened 6/16/08, closed 10/3/08

519-190-036

- CV08-05345 – substandard electrical (construction without permits – electrical from tail of T-Rex to ticket booths in dino park); opened 6/16/08, closed 10/3/08

Current/Open Cases

- CV05-3618 – accumulated rubbish; opened 7/14/05

519-180-021

- CV06-4143 – construction without required permits; opened 6/26/6
- CV08-04980 – zoning violations; opened 6/4/08

519-190-029

- CV08-04985 – land use without planning department approval/zoning ; opened 6/6/08
- CV08-04986 – construction without permits; opened 6/4/08
- CV08-05344 – grading without required permits; opened 6/16/08

519-190-037

- CV08-04982 – land use without planning department approval; opened 6/4/08

519-190-036

- CV08-04983 – land use without planning department approval; opened 6/4/08
- CV08-04984 – construction with permit(s) – accessory structures; opened 6/4/08

RIVERSIDE COUNTY
PLANNING DEPARTME

Carolyn Syms Luna
Director

CASE #: PP14522R1 #AMD1
EXHIBIT: E (sheets 1-10)
DATED: 7/2/14
PLANNER: P.RULL

JUL 0 2 2014
ADMINISTRATION
RIVERSIDE COUNTY

APPLICATION FOR APPEAL

DATE SUBMITTED: July 3, 2014

Appeal of application case No(s): Plot Plan 14522R1
List all concurrent applications

Name of Advisory Agency: Planning Director

Date of the decision or action: June 23, 2014

Appellant's Name: World's Biggest (Cabazon) Dinosaurs E-Mail: denise@cabazondinosaurs.com

Mailing Address: P.O. Box 330
Street

Cabazon CA 92230
City *State* *ZIP*

Daytime Phone No: (714) 325-4790 Fax No: (____) _____

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	• **Board of Supervisors for:** Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • **Planning Commission for:** all other decisions.	• **Clerk of The Board for:** Appeals before the Board of Supervisors. • **Planning Department for:** Appeals before the Planning Commission.
Planning Commission	**Board of Supervisors**	**Clerk of the Board of Supervisors**

TYPE OF CASES BEING APPEALED	FILING DEADLINE
• Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

• Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map)	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
• Extension of Time for Vesting Tentative Map	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
• General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
• Environmental Impact Report	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
• Plot Plan Second Unit Permit Temporary Use Permits Accessory WECS	Within 10 calendar days after the date of mailing of the decision.
• Letter of Substantial Conformance for Specific Plan	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
• Revised Permit	Same appeal deadline as for original permit.
• Certificate of Compliance Tree Removal Permit	Within 10 days after the date of the decision by the Planning Director.
• Revocation of Variances and Permits	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, *or* within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

DEVELOPMENT REVIEW PROCESS IS SUBSTANTIALLY COMPLETED.

BUILDING PLANS FOR ALL CWP STRUCTURES WILL BE SUBMITTED TO THE BUILDING & SAFETY DEPARTMENT FOR PLAN CHECK.

LOT LINE ADJUSTMENT HAS BEEN FILED (LLA 5491) AND IS IN PLAN REVIEW WITH COUNTY SURVEYOR.

APPLICANT REQUESTS THAT ALL COUNTY REVIEW AGENCIES ISSUE CONDITIONS OF APPROVAL BASED ON LDC/DRT CLEARANCES (11 out of 13). SEE ATTACHED LDC STATUS REPORT (Exhibit F).

*** SEE APPEAL JUSTIFICATION SUPPLEMENT

Use additional sheets if necessary.

World's Biggest (Cabazon) Dinosaurs — *PRINTED NAME OF APPELLANT*

SIGNATURE OF APPELLANT

July 3, 2014 — *DATE*

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

APPEAL JUSTIFICATION – SUPPLEMENT (PP 14522R1)

The reason for the appeal is the applicant has conformed to all the requirements of the county even though the County staff modified the order of Substantial Conformance that was unanimously approved by the Board of Supervisors on January 10, 2012 . This modification done in contrast to the finding of Substantial Conformance has created complexities to the approval process and delays in the process due to interpretive elements outside the Ruling of Substantial Conformance (See A).

We were required to submit 2 pre conditions of approval items prior to Planning Staff completing its Staff Report and Recommendation for Approval (See B). We agreed to comply with these requests (See C).

You can see the correspondence from staff regarding our compliance efforts and our letter stating that we would do the things they required prior to the Directors Hearing. The lot line adjustment (LLA 5491) was formally submitted prior to the Director's Hearing (See D).

Construction drawings were not submitted but are under preparation at this time. We expect to make significant progress towards the Building Permit plan check prior to the Planning Commission hearing.

The museum / gift shop had a safety review conducted by a licensed engineer to eliminate concerns regarding safety issues. (See E). 11 out of 13 County Departments have recommended approval (See F).

The Appellant would respectfully request that the Commission return this Planning case back to Staff for final review/completion for subsequent recommendation of Approval for Directors' Hearing as we have started or completed all the new pre-conditions placed on this Planning application.

Or in the alternative we request that you give instructions to Planning Staff to comply with the Board of Supervisor's substantial conformance ruling.

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 4188

FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
December 28, 2011

SUBJECT: Abatement of Public Nuisance [Construction Without Permits, Land Use Violations, Grading & Accumulated Rubbish]
Case Nos. : CV05-3618, CV 06-4143, CV08-04980, CV 08-04985, CV08-04986, CV08-05344, CV 08-04982, CV08-04983 & CV08-04984
Subject Properties: 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon;
APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036; District: Five

RECOMMENDED MOTION: That the Board of Supervisors:

1. Declare the unpermitted structures (construction without permits), land use violation(s), grading without permits, and accumulated rubbish (i.e., broken concrete) on the real properties located at 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon, Riverside County, California, APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036 (the "Properties") are a public nuisance and a violation of Riverside County Ordinance Nos. 348, 457 and 541, which prohibit illegal land use, construction without the required permits, grading of more than fifty (50) cubic yards without a grading permit, and prohibits any amount of accumulated rubbish on the properties;

(Continued)

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA			
	Current F.Y. Total Cost:	$	In Current Year Budget:
	Current F.Y. Net County Cost:	$	Budget Adjustment:
	Annual Net County Cost:	$	For Fiscal Year:

SOURCE OF FUNDS: January 23, 2012

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION: APPROVE

BY: Michael R. Shetler

County Executive Office Signature Michael R. Shetler

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and IT WAS FURTHER ORDERED to direct staff to work with owner on an amended plot plan to be in substantial conformance.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 10, 2012
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

☒ Policy ☐ Consent
☐ Policy ☐ Consent
Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: | **District:** 5 | **Agenda Number:** 9.3

A

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Date: February 24, 2014

To: Trip Hord
P.O. Box 1235
Riverside CA 92502

CC: Cabazon Family Partnership
Attn: Gary Kanter
P.O. Box 330
Cabazon CA 92230

RE: Plot Plan No. 14522 Revised Permit No.1 Corrections Update

Staff received your latest resubmittal package dated January 27, 2014, including your response memo. Staff has reviewed your memo and has worked with the various Development Review Team (DRT) departments to address your concerns. Landscaping and Geology DRT corrections will be changed to conditions of approval. However the following is required before we can schedule the project to a public hearing:

- Planning. Based on staff's previous comments regarding the identified existing parcel line through the gift store building, we are requiring that this be fixed with a lot line adjustment application (LLA). An LLA application shall be submitted, reviewed, and approved before this revised plot plan can be schedule for public hearing.
- Building & Safety: Plan Check. The Building & Safety Department is requiring that either approved building permits are submitted for all buildings and structures on-site, or the applicant submits building plans for all buildings and structures for review and approval by the Building & Safety Department.

Please have these corrections submitted to the Planning Department within 60 days of this letter. In addition, please be aware that your project balance is currently negative. As of today, the current balance is -$2,122.99. The project has been assessed $3,060.00. In order for staff to continue to work on your project, please address these fees as soon as possible.

If you have any questions, please feel free to contact me at pruil@rctlma.org call (951) 955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Director

Paul Ruil, Project Manager

CC: Juan Perez, Karin Watts-Bazan, Rendell Klaarenbeek, Steve Hernandez

Gmail

Ambrose Hord <ambrosehord@gmail.com>

PP14522R1 corrections

Trip Hord <ambrosehord@gmail.com> Thu, Apr 24, 2014 at 10:22 AM
To: "Rull, Paul" <PRULL@rctlma.org>

Paul:

Let me tell you where we are at.

1) Lot Line Adjustment - The Applicant intends to use the services of Action Surveys (Gabriel Ybarra) to prepare the LLA package. We are in the process of finalizing this contract.

2) Charles Brown Architect will be retained to coordinate the construction plan preparation for the museum and gift shop structure. The AutoCAD files will be transferred to Mr. Brown who will be soliciting estimates for the Mechanical and Electrical plan components.

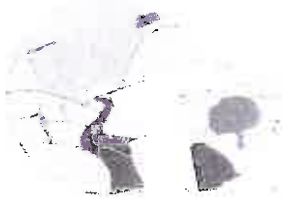
We do appreciate your help with wrapping up this Plot Plan entitlement. As a side note, it is unfortunate that we were not allowed to complete our land use approval process via Substantial Conformance as directed by the Board of Supervisors Minute Order for this Code case. We would be operating legally by now and the gift shop/museum would be up to code.

Thanks again for your assistance.

TH

[Quoted text hidden]

C



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR LOT LINE ADJUSTMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: LLA 05491 DATE SUBMITTED: 6-18-14

APPLICATION INFORMATION

Applicant's Name: Trip Hord Associates E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Street
Riverside CA 92502
City *State* *ZIP*

Daytime Phone No: (951) 684-9615 Fax No: (____) ____

Land Surveyor/Civil Engineer's Name: Gabel, Cook & Assoc. E-Mail: craig@cegca.com

Mailing Address: 7177 Brockton Ave. Ste 339
Street
Riverside CA 92506
City *State* *ZIP*

Daytime Phone No: (951) 788-8092 x103 Fax No: (____) ____

Property "A" Owner: Mka Cabazon Partnership E-Mail: garykanter@aol.com

Mailing Address: 2651 Irvine Ave. #141
Street
Costa Mesa CA 92627
City *State* *ZIP*

Daytime Phone No: (714) 325-4790 Fax No: (____) ____

Assessor's Parcel Number(s) of Property "A": 519-190-029

Street Address of Property "A," if applicable: 50990 Seminole Dr. Cabazon CA

Property B" Owner: Mka Cabazon Partnership E-Mail: garykanter@aol.com

Mailing Address: 2651 Irvine Ave. #141 Costa Mesa CA 92627
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

D

JN Johnson & Nielsen Associates
Consulting Structural Engineers
10246 Dunn Court • Riverside • CA • 92503
(951) 685-5122
Monrovia • Riverside • Irvine

January 23, 2012

To: Gary & Denise Kanter

Re: Cabazon Dinosaurs Gift Shop and Museum
Subject: Structural evaluation

Dear Mr.Kanter.

This memo is to confirm our earlier conversation and observations at the site. The site observation included of the visible roof system and removal of exterior wall sheathing to view the wall construction. Based on this cursory observation we feel the building may possibly meet the requirements of the 2010 CBC but further investigation will be required for confirmation.

Our firm agrees to investigate the construction of various structures on the property with respect to the current building code. We will prepare structural plans of the existing buildings and indicate the work needed to achieve compliance with the structural portions of the code. We expect to find only minor issues, with nothing at this point, that would prevent this structure from being deemed safe. We estimate our work will be completed in approximately 120 days

If you have further questions, please feel free to call.

Sincerely,

Lonnie Mount, SE

E

Gmail

LDC Status - PP 14522R1 (Cabazon Dinosaurs)

Trip Hord <ambrosehord@gmail.com>
To: Ambrose Hord III <ambrosehord@gmail.com>

Mon, Jun 30, 2014 at 5:22 PM

PLANNING CASE LDC STATUS FOR PP14522R1

Results for: PP14522R1 as of 6/30/2014 5:20:50 PM

DEPARTMENT	STATUS	RECEIVED	ASSIGNED	COMPLETED
B&S: PLAN REVIEW	DENIED	08/27/2013	09/03/2013	09/03/2013
RIVERSIDE FLOOD	Approved-wConditions	08/19/2013	08/28/2013	08/28/2013
ARCHAEOLOGIST	Approved	08/12/2013	08/19/2013	08/27/2013
COACHELLA FLOOD	Passed	08/12/2013		08/19/2013
ENV. HEALTH	Approved-wConditions	08/12/2013	08/22/2013	08/22/2013
FIRE	Approved-wConditions	08/12/2013	08/20/2013	08/20/2013
GEOLOGIST	DENIED	08/12/2013	08/27/2013	08/27/2013
B&S: GRADING	Approved-wConditions	08/12/2013	08/21/2013	08/21/2013
LANDSCAPE REVIEW	DENIED	08/12/2013	08/12/2013	08/12/2013
PARKS & REC.	Approved	08/12/2013	08/19/2013	08/19/2013
BIOLOGIST	Approved	08/12/2013	09/04/2013	09/04/2013
PLANNING	DENIED	08/12/2013	08/12/2013	08/15/2013
TRANS. DEV. REVIEW	Approved-wConditions	08/12/2013	10/24/2013	10/24/2013

F

DIRECTOR'S HEARING 6/23/14

STAFF REPORT PACKAGE

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Date: June 23, 2014

To: World's Biggest Cabazon Dinosaurs
P.O. Box 330
Cabazon CA 92230

CC: Trip Hord
P.O. Box 1235
Riverside CA 92502

MKA Cabazon Partnership
2651 Irvine Avenue, Suite 141
Costa Mesa CA 92627

RE: **Plot Plan No. 14522 Revised Permit No. 1**
Regional Team: Riverside

On June 23, 2014, the **Riverside County Planning Director** denied the above referenced case based on the staff report findings and conclusions.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director

Paul Rull, Project Manager

Y:\Planning Case Files-Riverside office\PP14522R1\DH-PC-BOS Hearings\DH-PC\DH 10-Day Denial Letter.doc

Agenda Item No.: 2.1
Area Plan: The Pass
Zoning District: Cabazon
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Directors Hearing: June 23, 2014

PLOT PLAN NO.14522 REVISED PERMIT NO.1
CEQA Exempt
Applicant: World's Biggest Cabazon Dinosaurs
Engineer/Representative: Trip Hord

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes to permit an existing gift store and dinosaur exhibit area including a 2,916 sq.ft. gift shop, 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping on 54.7 acres.

The project is generally located on the northwest corner of Seminole Drive and Deep Creek Road.

BACKGROUND

The project is an important attraction in Riverside County, and a unique landmark for visitors and travelers along Interstate 10. The County's intent is to assure that the buildings and site are properly permitted and maintained so that it meets the appropriate building codes and provides a safe environmental for all visitors and employees.

Original Entitlement

The original Plot Plan No. 14522 was approved by the County at a Director's Hearing meeting on March 25, 1996. The approval entitled a commercial center with five fast food restaurants, one sit down restaurant, a 12,000 sq.ft. 60 room motel, and a 25,000 sq.ft. museum building and gift shop on 11.9 gross acres. At the time of the approval, there was an existing restaurant (Wheel Inn), and two dinosaur exhibits (one with a gift shop), which were entitled under Plot Plan No. 14522. Since then, the following applications on the project site have been approved by the County (see Project Chronology for more detail):

- PM28365 – Schedule E subdivision of 60 acres into 10 commercial parcels and a 45 acre remainder parcel
- PP15143 – Landscaping plans for PP14522
- FSM28364 - Recorded
- PP14522SC2 – Realignment of driveway and relocation of Pad B and C
- PP15384 – Proposed phasing map
- PP15393 – Sign plans for Denny's Restaurant
- PP14522SC3 – Patio addition to existing Wheel Inn restaurant and phasing plan

The existing development proposed in Plot Plan No. 14522 Revised Permit No. 1 was never approved or entitled by the County.

Code Enforcement

The project site has an active history of code enforcement cases, of which some have been resolved, and others are still currently outstanding (see Project Chronology). The following are current outstanding code cases:

- CV05-03618 – Accumulated rubbish
- CV06-04143, CV08-04982, CV08-04986, CV08-04984 – Construction without required permits

- CV08-05344 – Grading without permits
- CV08-04980, CV08-04985, CV08-04983 – Zoning violations and land use without approval

On October 16, 2012, the Board of Supervisors found that the property owner had violated Ordinance Nos. 348 and 457 due to the constructions without permits, grading without permits and land use violations; that the violations constituted a public nuisance; and ordered that the nuisance be abated.

Court Litigation

County enforcement of the accumulated rubbish violation has been litigated and a decision in favor of the County has been appealed by the applicant to the Appellate Court. On June 4, 2012, the property owner filed a Petition for Writ of Administrative Mandamus against the County challenging the Board of Supervisor's findings concerning the violations, public nuisance and abatement order.

ISSUES OF POTENTIAL CONCERN:

Planning Chronology

The application for Plot Plan No. 14522 Revised Permit No. 1 was submitted to the Planning Department on March 26, 2012. A project chronology has been submitted as part of this staff report package. The chronology outlines activities on the project site including what has been previously approved, current and closed code enforcement cases, and a timeline of the project; Plot Plan No. 14522 Revised Permit No.1. The last major activity on the project was on January 27, 2014, when the applicant resubmitted a revised submittal package which included:

- Unrevised site plan
- Project business plan and alternate parking plan,
- Building elevation photos,
- Floor plan for gift shop and indoor museum building,
- Emails between the applicant and Building and Safety Department regarding the requirement for building plans and permits, and
- Geology Report prepared by Geo Tek Inc. was previously submitted.

Staff reviewed this package and informed the applicant in writing on February 24, 2014, that the following corrections were still outstanding and the following requested items were not provided; 1. the Building and Safety Department had required approved building permits for all buildings and structures onsite or at a minimum have building plans submitted for all buildings and structures for review and approval with the Building and Safety Department, and 2. the Planning Department required a lot line adjustment to relocate a lot line from under the existing gift store building. The applicant was required to submit these plans and permits within 60 days of the letter. On April 24, 2014, the applicant contacted Staff indicating that they are in the process of looking for vendors to prepare the requested materials; however, to date, no resubmittals or applications for lot line adjustments or building permits have been filed. These items have been regularly requested of the applicant since the first Land Development Committee meeting on August 22, 2013.

This project has been scheduled for a Director's Hearing meeting because of the lack of progress the applicant has made in satisfying the Land Development Committee and Planning Department corrections and processing the project. It should be noted that the application has now been on file for over 2 years while the underlying construction and land use violations continue unabated. Additionally, the property owner continues to operate its business on the site. Staff cannot make findings for approval of the project due to the fact that staff request for additional materials, plans and permits have largely

been ignored and that without this information a continued threat to public health and safety exists and the project is inconsistent with the General Plan.

No CEQA Required

The California Environmental Quality Act (CEQA) states that CEQA review does not apply to projects which a public agency rejects or disapproves (Section 15270). The County is rejecting the project and recommending denial due to a lack of information required by staff to determine the project application is complete. Therefore, if the project is denied, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

Fees Required

The project deposit based fee balance is currently negative -$3,186.69, and is expected to increase with additional staff charges to process the project. Per County policy, staff cannot bill directly to projects that have a negative balance. Therefore, Staff's time spent working on the staff report package and attending the public hearing meetings will be tracked and accounted for, and subject to cost recovery from the applicant, with the intention that this amount will be fully reimbursed by the applicant.

Any further processing after Director's Hearing will not occur until the outstanding costs has been recovered, and additional fees are submitted for Staff's anticipated time to process any future reviews of materials submitted by the applicant.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development: Commercial Retail
2. Surrounding General Plan Land Use (Ex. #5):	Community Development: Commercial Retail, Rural: Rural Desert, Areas subject to Indian Jurisdiction
3. Existing Zoning (Ex. #2):	Scenic Highway Commercial
4. Surrounding Zoning (Ex. #2):	Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, Rural Residential
5. Existing Land Use (Ex. #1):	Gift store and outdoor dinosaur exhibits, restaurant, vacant area, vacant building
6. Surrounding Land Use (Ex. #1):	Gas station, vacant land
7. Aerial Map (Ex. #8):	
8. Project Data:	Total Site Acreage: 54.7 acres Total Project Acreage: 0.9 acres Total Building Area: Approximately 5,000 sq.ft.
9. Environmental Concerns:	Pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves

RECOMMENDATIONS:

DENIAL of **PLOT PLAN NO.14522 REVISED PERMIT NO.1**, based on the findings and conclusions set forth in this 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 has a General Plan land use designation of Community Development: Commercial Retail.

2. The zoning for the subject site is Scenic Highway Commercial.

3. Section 9.50.a.35 of Ordinance NO. 348 allows a Gift Store as a permitted use, subject to approval of a plot plan, in the Scenic Highway Commercial zone.

4. The project site is surrounded by properties which are designated in the General Plan as Community Development: Commercial Retail, Rural: Rural Desert, and Areas subject to Indian Jurisdiction.

5. The project site is also surrounded by properties which are zoned Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, and Rural Residential.

6. The surrounding area is mainly vacant besides a gas station and restaurant.

7. This project is not located within a City Sphere of Influence.

8. The existing gift store indoor museum building was built over an existing lot line for Parcel 1 on Parcel Map 28365. A lot line adjustment application has not been filed by the applicant to relocate this property line.

9. The project site has numerous code violations for the accumulation of trash onsite, construction without permits, zoning, grading without permits, and land uses without Planning Department approval. These violations are still outstanding.

10. Structures and buildings onsite were constructed without the benefit of grading and building permits, and plans for these structures and buildings have not been submitted to the County for review.

11. The existing unpermitted structures and buildings located on the project site have been determined to be a threat to the public health, safety and general welfare and were declared to be a public nuisance on October 16, 2012 by the Board of Supervisors. Permits for these existing buildings and structures have not been issued by the Building and Safety Department because the applicant has not submitted the necessary building and grading plans.

12. The project application is incomplete. Staff does not have the necessary requested plans, permits, or materials to support the application and complete the land development review process, and is therefore recommending denial. The necessary materials, plans and permits have been requested by the Land Development Committee and Planning Department. The most recent letter to the applicant, dated February 24, 2014, identified a deadline date for submittal of the final documents needed for completion of processing; submittal of valid building permits or submittal of building plans for review, and a lot line adjustment. The applicant responded in an email dated April 24, 2014, indicating that they were in the process of hiring consultants to do the necessary work. As of writing this staff report, the requested documents have not been submitted.

13. An environmental assessment was not prepared as part of this project because staff is recommending denial due to a lack of information required by staff to determine the project complete. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). An environmental assessment will be necessary and required if the project moves forward with a recommendation of approval by staff.

14. As of writing this staff report, the project has a current negative balance of -$3,186.69. The applicant has been informed of this outstanding negative balance.

CONCLUSIONS:

1. Although the proposed use, an existing gift store and dinosaur exhibit area, is a permitted use within the Community Development: Commercial Retail Land Use Designation, the project is inconsistent with other facets of the Riverside County General Plan regarding public health and safety due to the lack of permits of the existing buildings and structures onsite and the applicant has not submitted the required information requested.

2. Although the proposed use is a permitted use with the Scenic Highway Commercial zoning classification of Ordinance No. 348, the project is inconsistent with Section 18.30.c.1&2 of Ordinance No. 348, Requirements for Approval for Plot Plans, as the applicant has not submitted the required information has requested by staff.

3. The unpermitted structures and buildings are inconsistent with the following County General Plan policies:
   (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
   (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
   (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

4. The public's health, safety, and general welfare are not protected through project design as building plans and permits requested by the Building and Safety Department for the existing buildings and structures have not been provided for Building and Safety Department review by the applicant.

5. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.

6. The project is not in compliance with the County Ordinance Nos. 348 and 457 due to the outstanding Code Enforcement violations and the applicant's failure to submit the required documentation necessary to process the project.

7. Any further work on this project will require the following from the applicant:
   (1) Provide sufficient funds to cover the most current negative balance amount.
   (2) Provide an additional deposit to cover expected future work needed by staff.

(3) Reimburse staff's time used on this project which did not get billed directly to the case due to the project's negative balance.

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 city of sphere of influence;
   b. A Historic Preservation district;
   c. Tribal land;
   d. A Specific plan;
   e. The Coachella Valley MSHCP Conservation area;
   f. An Agriculture preserve;
   g. Airport Influence area;
   h. A Fault zone; or
   i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Banning Unified School District;
   b. Cabazon Policy Area;
   c. A 100-year flood plain area;
   d. A Low Paleontological Sensitivity area;
   e. Mt. Palomar Observatory Area Ordinance No. 655;
   f. A High Fire area; and
   g. West Desert Municipal Advisory Committee.

4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Memorandum

DATE: June 23, 2014

TO: Director's Hearing Planning Officer

FROM: Planning Staff

RE: **June 23, 2014 Director's Hearing meeting for Agenda Item 2.1 Plot Plan No. 14522 Revised Permit No.1**

1. Staff received comments from the applicant dated June 23, 2014 (attached).

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

TRIP HORD
ASSOCIATES

June 23, 2014

Planning Director
Riverside County Planning Department
4080 Lemon St. 12th Floor
Riverside, CA 92501

RE: Plot Plan 14522 R1 – Director's Hearing Comments
World's Biggest Dinosaurs; Item 2.

Hearing Officer and Staff:

The Applicant has received the Planning Staff Report concerning the World's Biggest Dinosaurs (Cabazon Dinosaurs) project identified as Item 2.1 on the Planning Director Hearing Agenda (June 23, 2014).

As Project Representative please accept the following comments and update in to the record for today's hearing.

1) Exhibit A – The site plan associated with this Plot Plan application has been Conditionally Approved by the LDC. Therefore, the Amended No. 1 Exhibit is not expected to be modified as part of any Departmental recommendations for Approval.
2) Project Narrative / Business Plan – Parking analysis has been accepted by the Planning Department.
3) Preliminary Landscape Plans – Minor Plot Plan review will be required in order for project to comply with ORD 859
4) Building & Safety Clearance – Structural Plans have been prepared by Johnson & Neilson – Consulting Structural Engineers. Please accept the letter from Mr. Lonnie Mount that indicates that the Museum Gift Shop building is not a safety hazard and that only minor corrections will be required to bring the building up to structural Code compliance.
5) Geology Clearance – GeoTek Report dated September 5, 2013 on file with County Geologist.
6) Lot Line Adjustment – LLA No. 5491 has been formally accepted for processing by the County Planning Department as of 06/18/14.
7) LMS Fees – Since the posting of the Planning Staff Report, the Applicant has submitted supplemental fees for the PP14622R1 account. To date the Applicant has made payments in the approximate amount of $23,000 for processing of this land use application.
8) Conditions of Approval – No Conditions of Approval or Departmental Recommendation are included with the Staff Report.

Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875

9) Continuance Request – The Applicant has made substantial progress towards meeting the Planning Staff requirements outlined in the Planning Department letter dated February 24, 2014. The only outstanding item that requires further information is the full submittal of building plans for those structures that do not have valid building permits on file. The Applicant requests that the Planning Director allow for a 120 Day Continuance so that the Applicant can complete the plan preparation and submittal.

10) CEQA Notice - If the Director agrees to Continue the Public Hearing, we would ask that the CEQA Notice be modified to reflect the appropriate action that will be taken in the event that the Planning Department makes a recommendation for approval at a subsequent public hearing.

Thank you very much for your consideration of this request for a 120 Day Continuance.

Sincerely,

Trip Hord

cc: Gary Kanter – Cabazon Dinosaurs
Supervisor Marion Ashley – 5th Supervisorial District (ATTN: Steve Hernandez)

JN Johnson & Nielsen Associates
Consulting Structural Engineers
10249 Dunn Court • Riverside • CA • 92503
(951) 686-5122
Monrovia • Riverside • Irvine

January 23, 2012

To: Gary & Denise Kanter

Re: Cabazon Dinosaurs Gift Shop and Museum
Subject: Structural evaluation

Dear Mr.Kanter,

This memo is to confirm our earlier conversation and observations at the site. The site observation included of the visible roof system and removal of exterior wall sheathing to view the wall construction. Based on this cursory observation we feel the building may possibly meet the requirements of the 2010 CBC but further investigation will be required for confirmation.

Our firm agrees to investigate the construction of various structures on the property with respect to the current building code. We will prepare structural plans of the existing buildings and indicate the work needed to achieve compliance with the structural portions of the code. We expect to find only minor issues, with nothing at this point, that would prevent this structure from being deemed safe. We estimate our work will be completed in approximately 120 days

If you have further questions, please feel free to call.

Sincerely,

Lonnie Mount, SE

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 5, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Surveyor
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
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
Riverside Transit Agency
Sunline Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
EDA- Redevelopment
Caltrans Dist #8
5th District Supervisor
5th District Planning Commissioner
Banning Unified School District
Southern California Edison
Southern California Gas Co.
Verizon
Eastern Information Center (UCR)

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST:** To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037

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 27, 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 **Paul Rull,** Project Planner, at **(951) 955-0972** or email at **prull@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: September 27, 2012

TO:
Riv. Co. Environmental Health Dept.
Coachella Valley Water District
Rivo. Co. Flood Control District

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST:** To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case was scheduled for a **LDC meeting on September 27, 2012**. All LDC Members please have draft conditions in the Land Management System **AS SOON AS POSSIBLE**. 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 **Paul Rull,** Project Planner, at **(951) 955-0972** or email at **prull@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: October 10, 2012

TO:
Morongo Band of Mission Indians

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST:** To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037

Please review the attached map(s) and/or exhibit(s) for the above-described project. Please have your comments, questions and recommendations to the Planning Department as soon as possible. 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 **Paul Rull,** Project Planner, at **(951) 955-0972** or email at **prull@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/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 6, 2013

TO:

Riv. Co. Transportation Dept.-Desert	Riv. Co. Fire Dept.-Desert	Riv. Co. Environmental Programs Dept.
Riv. Co. Environmental Health Dept.-Desert	Riv. Co. Building & Safety – Grading	P.D. Geology Section
Riv. Co. Public Health-Industrial Hygiene	Riv. Co. Building & Safety – Plan Check	P.D. Landscaping Section
Coachella Valley Water District	Riv. Co. Parks & Open Space District	P.D. Archaeology Section

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 AMENDED NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST:** To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037

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 **DRT Comment Agenda August 22, 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 **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **PRULL@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: Administrative Action: ☐ *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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 19, 2013

TO:

Riv. Co. Transportation Dept.-Desert
Riv. Co. Environmental Health Dept.-Desert
Riv. Co. Public Health-Industrial Hygiene
Coachella Valley Water District
Riv. Co. Fire Dept.-Desert
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
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co Flood

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 AMENDED NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST:** To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037

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 **DRT Comment Agenda August 22, 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 **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **PRULL@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: Administrative Action: ☐ *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.

MORONGO
BAND OF
MISSION
INDIANS

A SOVEREIGN NATION

RECEIVED
DEC 06 2012
RIVERSIDE COUNTY

December 5, 2012

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: **Plot Plan No. 14522 Revised Permit No.1 – EA 42502**
World's Biggest Dinosaurs
Proposed Outdoor Dinosaur Museum, Dinosaur Exhibits, Gift Shop, Restaurants, and Caretaker Unit
Cabazon, Riverside County, California

Dear Mr. Rull:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project. The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comments.

The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties (e.g. Cahuilla/Serrano territory). Because the project involves a proposal to establish a 35,576 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit in conjunction with the existing use of the Wheel Inn Restaurant, 2 dinosaur exhibits and gift shop, 5 additional drive thru restaurants, 1 restaurant, a museum and gift shop and a 60 room motel the Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

12700 PUMARRA ROAD · BANNING, CA 92220 · 951-849-4697 · FAX 951-849-4425

If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

Prior to Approval by the County of Riverside:

- The developer shall complete and submit the results of an Archaeological/Cultural Resources Records Search through the University of California, Riverside to the Tribe for review and comment.

- The developer shall complete and submit the results of a Traffic Impact Analysis to assess the impact of the project upon the local transportation network to the Tribe for review and comment.

- The developer shall submit a detailed Water and Sewer Plan to the Tribe for review and comment.

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

MORONGO BAND OF MISSION INDIANS

Franklin A. Dancy,
Director of Planning

c: Roger Meyer, Morongo C.E.O.
Michael Milhiser. Morongo C.A.O.
Karen Woodard, Realty Administrator
Morongo Water Department
Morongo Cultural Resources Department

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- [x] PLOT PLAN
- [ ] REVISED PERMIT
- [ ] CONDITIONAL USE PERMIT
- [ ] PUBLIC USE PERMIT
- [ ] TEMPORARY USE PERMIT
- [ ] VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Plot Plan 14522 R-1 DATE SUBMITTED: March 26, 2012

APPLICATION INFORMATION

Applicant's Name: World's Biggest (Cabazon) Dinosaurs E-Mail: info@cabazondinosaurs.com

Mailing Address: P.O. Box 330
Street

Cabazon CA 92230
City State ZIP

Daytime Phone No: (951) 922-0076 Fax No: (____)

Engineer/Representative's Name: Trip Hord E-Mail

Mailing Address: 5028 La Mart Drive ambrosehord@gmail.com
Street

Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (____)

Property Owner's Name: MKA Cabazon Partnership E-Mail:

Mailing Address: 2651 Irvine Avenue, Suite 141
Street

Costa Mesa CA 92627
City State ZIP

Daytime Phone No: (949) 631-4337 Fax No: (____)

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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

World Bug + Dinosaur
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.

[illegible]
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

[illegible]
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): 519-180-021, 519-190-029, 519-190-036, 519-190-037

Section: 9 Township: 3 S Range: 2 E

Approximate Gross Acreage: Gift Store & Dinosaur Museum encompass under 1 acre

General location (nearby or cross streets): North of 10 Freeway at Main Street, South of

_____, East of _____, West of Deep Creek Road

Thomas Brothers map, edition year, page number, and coordinates: 1996, 723, E3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Plot Plan for Gift Store & (exterior) Dinosaur Museum (Uses as approved in conjunction with PP 14522 - Project Site/CPS Zoning)

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). World's Biggest Dinosaurs (Cabazon Dinosaurs) (Parcel Map, Zone Change, etc.)

E.A. No. (if known) PP 14522 - SC 5-18-1998 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: PP 14522 - SC 5-18-1998

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 ☐ 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 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: as-is

Estimated amount of fill = cubic yards: None

Does the project need to import or export dirt? Yes ☐ No ☑

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

PLOT PLAN NO. 14522 REVISED PERMIT NO.1 – Appellant: World's Biggest Cabazon Dinosaurs - Applicant: World's Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth/Fifth Supervisorial District - Location: Northwest corner of Seminole Drive and Deep Creek Road – Zoning: Scenic Highway Commercial - **REQUEST:** An appeal by the applicant concerning the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522 a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	August 20, 2014
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Paul Rull, Project Planner at 951-955-0972 or e-mail prull@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Planning Commission will consider the appeal at the public hearing. The case file may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/30/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers 519-180-021/519-190-029,036,037 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

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

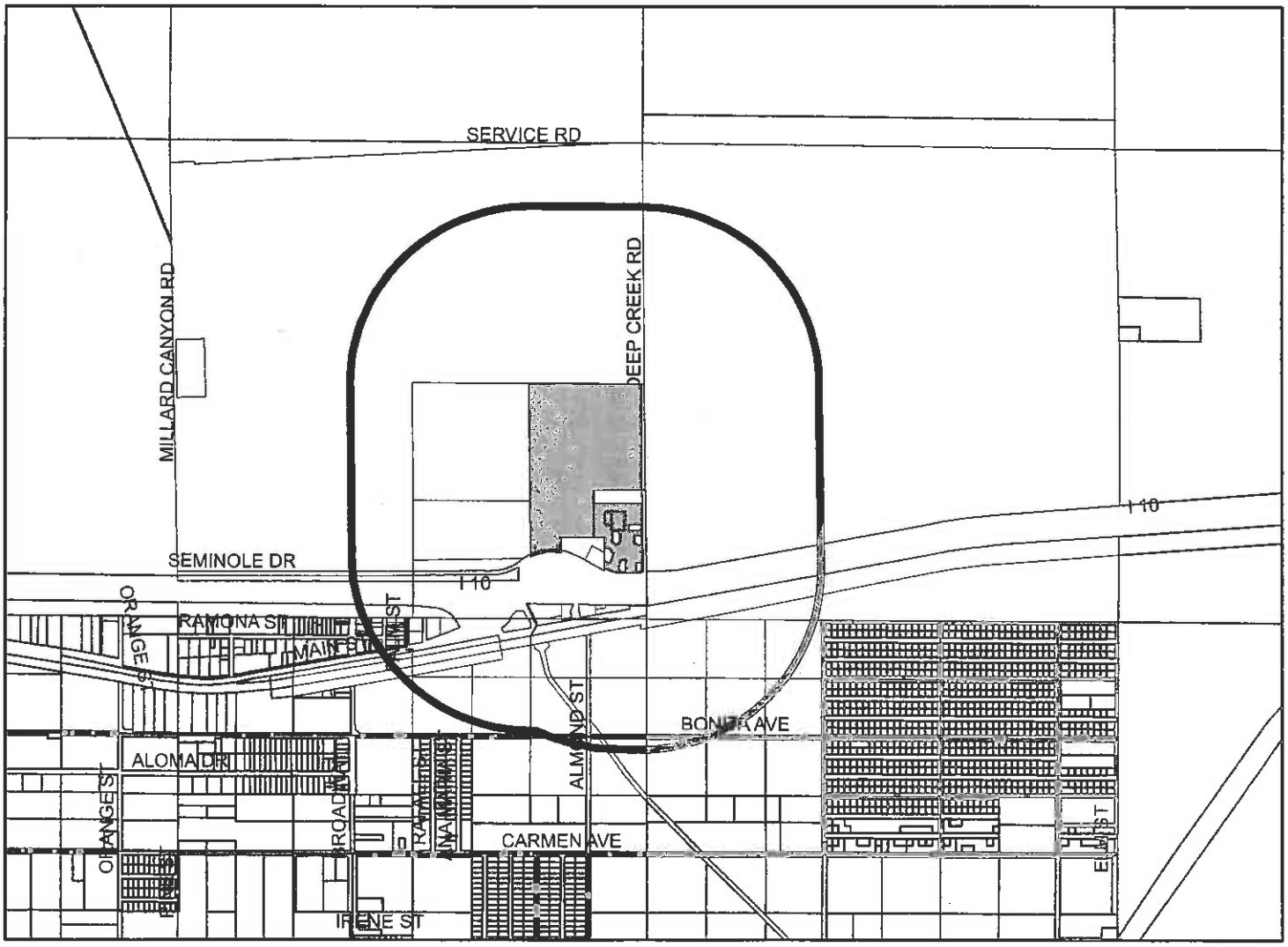
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

APN: 519-180-021/519-190-029,036,037 (2000 feet buffer)



Selected Parcels

526-035-004 526-090-003 519-190-026 526-035-009 525-080-001 526-034-003 526-034-005 519-190-036 526-033-006 526-035-003
519-180-016 519-190-038 519-190-009 519-190-040 519-190-041 519-190-042 525-020-006 519-190-030 519-190-024 526-060-008
525-020-002 525-020-003 519-190-033 519-190-035 526-033-009 526-035-002 525-020-005 519-190-012 519-190-013 519-190-031
526-035-012 519-190-032 526-070-002 526-035-005 526-035-007 526-060-001 526-060-002 526-033-003 526-033-005 519-180-021
519-190-029 519-190-034 519-190-037 526-070-003 526-033-001 526-035-008 526-035-010 519-190-001 526-060-003 526-060-004
526-033-002 519-190-025 525-020-001 525-020-004 519-180-001 519-190-002 519-190-003 519-180-017 519-190-022 519-190-023
519-190-027 526-070-004 526-090-004 526-090-005 526-150-013 526-150-003 526-035-001 519-190-018 519-180-014 523-140-

1,900 950 0 1,900 Feet

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: 519180016, APN: 519180016
DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO CA 92403

ASMT: 519180018, APN: 519180018
USA BIA
C/O PACIFIC REG OFFICE
2800 COTTAGE WAY
SACRAMENTO CA 95825

ASMT: 519190001, APN: 519190001
MUNIR NINO
10501 BEAUMONT AVE
CHERRY VALLEY CA 92223

ASMT: 519190002, APN: 519190002
BETTY HENDRIX, ETAL
C/O CABAZON LAND INV NO 63
P O BOX 6062
ATASCADERO CA 93423

ASMT: 519190013, APN: 519190013
WANDA BURK, ETAL
P O BOX 519
TEMPLE CITY CA 91780

ASMT: 519190018, APN: 519190018
SAN DIEGO OIL CO
P O BOX 939051
SAN DIEGO CA 92193

ASMT: 519190025, APN: 519190025
TELEGRAPH CO, ETAL
140 NEW MONTGOMERY ST
SAN FRANCISCO CA 94105

ASMT: 519190026, APN: 519190026
T COMMUNICATIONS CALIF INC, ETAL
340 MT KEMBLE AVE
MORRISTOWN NJ 7960

ASMT: 519190030, APN: 519190030
DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS CA 92262

ASMT: 519190031, APN: 519190031
SUN INV, ETAL
7101 PLAYA VISTA NO 316
PLAYA VISTA CA 90066

ASMT: 519190032, APN: 519190032
KENNY WU
17700 CASTLETON ST NO 538
CITY OF INDUSTRY CA 91748

ASMT: 519190035, APN: 519190035
B DEV CO, ETAL
C/O MICHAEL MAGNUSSON
13215 E PENN ST NO 205
WHITTIER CA 90602

ASMT: 519190036, APN: 519190036
CABAZON FAMILY PARTNERSHIP NO 1
C/O GARY KANTER
2651 IRVINE AVE STE 141
COSTA MESA CA 92627

ASMT: 519190037, APN: 519190037
MKA CABAZON PARTNERSHIP
2651 IRVINE AVE 141
COSTA MESA CA 92627

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160 GREENTREE DR STE 101
DOVER DE 19904

ASMT: 523140011, APN: 523140011
USA INDIAN RES 523
UNKNOWN
*

ASMT: 525020004, APN: 525020004
PECUNIARY CAPITAL
171 S ANITA DR NO 100
ORANGE CA 92868

ASMT: 525020005, APN: 525020005
JAAR
C/O JOSEPH A BARBERA
1125 W RAMSEY ST
BANNING CA 92220

ASMT: 525020006, APN: 525020006
DESIGN MGM INC
1679 E RAMSEY ST
BANNING CA 92220

ASMT: 525080001, APN: 525080001
BELLASI CORP
P O BOX 2724
RANCHO CUCAMONGA CA 91729

ASMT: 526033002, APN: 526033002
NEIL TRAN
P O BOX 1306
BELLFLOWER CA 90707

ASMT: 526033003, APN: 526033003
BERNICE ELLIS, ETAL
724 E RAMSEY
BANNING CA 92220

ASMT: 526033005, APN: 526033005
MICHAEL SZYNKOWSKI
48515 CHELTHAM DR
NEWBERRY SPRINGS CA 92365

ASMT: 526033009, APN: 526033009
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 526034005, APN: 526034005
LESLIE WOOD, ETAL
874 PALM AVE
BEAUMONT CA 92223

ASMT: 526035001, APN: 526035001
GLORIA CERDA, ETAL
12869 ADELPHIA AVE
SYLMAR CA 91342

ASMT: 526035002, APN: 526035002
JANE TU, ETAL
1509 S 8TH ST
ALHAMBRA CA 91803

ASMT: 526035003, APN: 526035003
VICKIE HIGHTOWER, ETAL
1317 SAN MIQUEL
BEAUMONT CA 92223

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ASMT: 526035004, APN: 526035004
ANN FLYE
P O BOX 187
CABAZON CA 92230

ASMT: 526035005, APN: 526035005
MARCO FIGUEROA
14023 PALM AVE
CABAZON CA 92230

ASMT: 526035006, APN: 526035006
VERN HIGHTOWER
C/O MARK W HIGHTOWER
P O BOX 757
CABAZON CA 92230

ASMT: 526035007, APN: 526035007
MARCO FIGUEROA
14023 PALM ST
CABAZON, CA. 92230

ASMT: 526035009, APN: 526035009
BEAU TRIBBLE
P O BOX 69
CABAZON CA 92230

ASMT: 526035010, APN: 526035010
MORONGO BAND OF MISSION INDIANS
11581 POTRERO RD
BANNING CA 92223

ASMT: 526035011, APN: 526035011
BEATRICE MARTINEZ, ETAL
1350 E NORTHERN AVE 329
PHOENIX AZ 85020

ASMT: 526035012, APN: 526035012
JOYCE BONAIME
P O BOX 658
CABAZON CA 92230

ASMT: 526060002, APN: 526060002
ANITA MILLER, ETAL
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO CA 93401

ASMT: 526060004, APN: 526060004
NEAL T BAKER ENTERPRISES INC
1875 BUSINESS CENTER DR
SAN BERNARDINO CA 92408

ASMT: 526060008, APN: 526060008
ELENOR SANTIAGO
13595 COLUMBUS CT
FONTANA CA 92336

ASMT: 526070002, APN: 526070002
LORELIE MCGLYNN
14089 ALMOND ST
CABAZON, CA. 92230

ASMT: 526070003, APN: 526070003
MONICA VARELA
637 MICHIGAN AVE
BEAUMONT CA 92223

ASMT: 526070006, APN: 526070006
SOUTHERN PACIFIC TRANSPORTATION CO
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1700 FARNAM ST 10TH FL S
OMAHA NE 68102

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ASMT: 526090002, APN: 526090002
TRUSS CO INC
17595 100TH ST
BLOOMER WI 54724

ASMT: 526090003, APN: 526090003
ANNETTE RIVAS
79321 PORT ROYAL AVE
BERMUDA DUNES CA 92203

ASMT: 526150002, APN: 526150002
VINEYARD ESTATES
C/O THE STREET CO
18800 VON KARMAN AVE NO
IRVINE CA 92612

ASMT: 526150003, APN: 526150003
BONNIE LYNK, ETAL
14252 ALMOND ST
CABAZON, CA. 92230

ASMT: 526150004, APN: 526150004
VOLK PROP
C/O JOYCE VOLK
25727 SIMPSON PL
CALABASAS CA 91302

ASMT: 526150013, APN: 526150013
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

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World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627
World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627
World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627
World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627
World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627

Morongo Band of Mission Indians
Attn: Director of Planning
12700 Pumarra Road
Banning CA 92220

Riverside County Flood Control District
Attn: Warren D. Williams
Mail Stop 2990

San Gorgonio Pass Water Agency
P.O. Box 520
Beaumont CA 92223

West Desert MAC
c/o 5th District Supervisor Office
Mail Stop 1005

Banning Unified School District
Attn: Elias Jouen
161 W. Williams Street
Banning CA 92220

PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on 5/12/14 the attached property owners list was prepared by RIVERSIDE COUNTY PLANNING DEPARTMENT APN(s) for case numbers PP14522R1 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 2000'.

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.

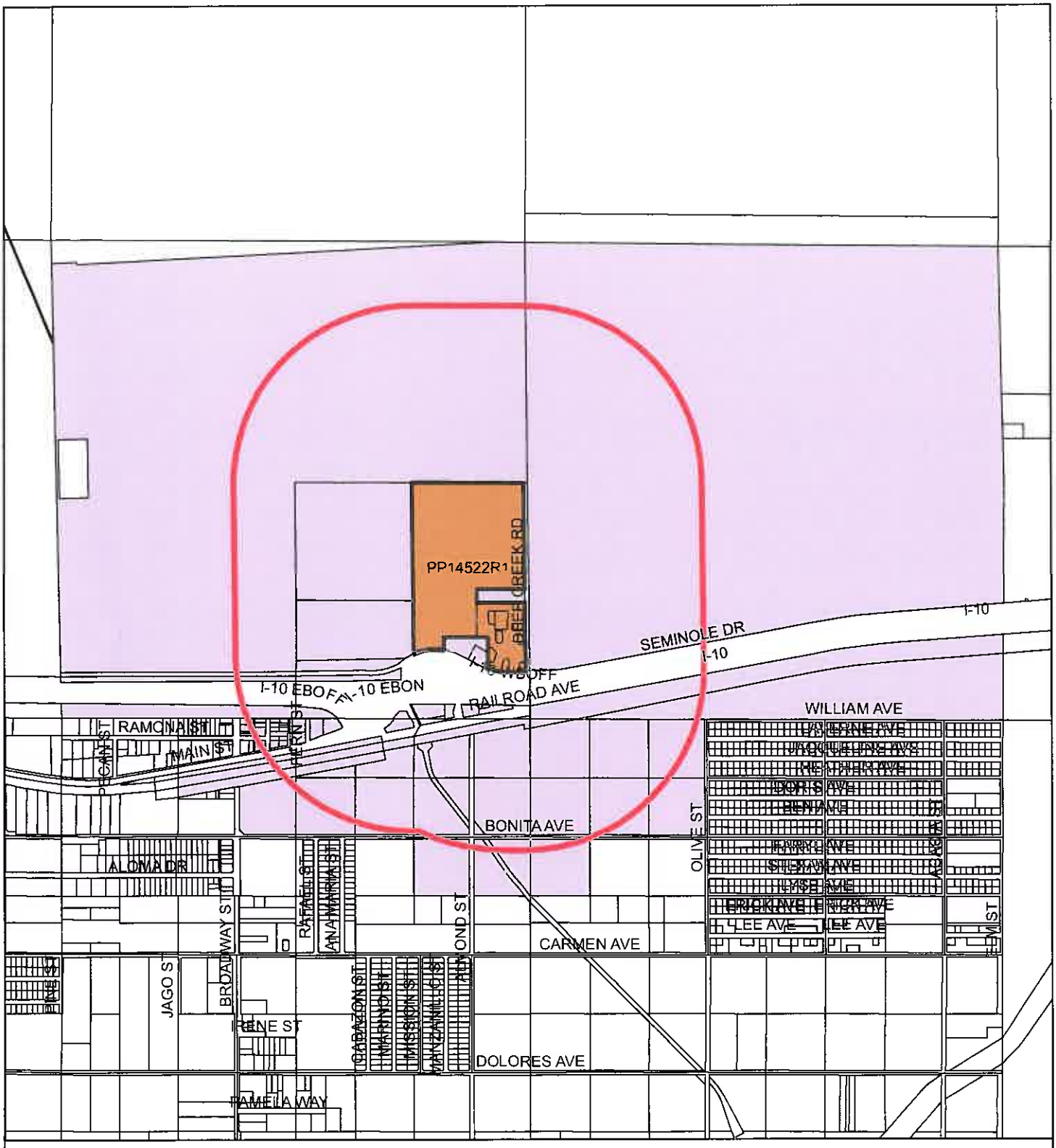
NAME: PAUL RULL

TITLE: PROJECT PLANNER

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

PP14522R1 (2,000 Foot Buffer)



Printed by prull on 5/8/2014

Maps and data are to be used for reference purposed only. Map features are approximate, and are not neccessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guaruntee as to the content (the source is often thrird 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.

AT & T COMMUNICATIONS CALIF INC
340 MT KEMBLE AVE
MORRISTOWN, NJ. 7960

BELLASI CORP
P O BOX 2724
RANCHO CUCAMONGA, CA. 91729

JOYCE D BONAIME
P O BOX 658
CABAZON, CA. 92230

JACK DEMPSEY BURK
P O BOX 519
TEMPLE CITY, CA. 91780

CABAZON FAMILY PARTNERSHIP NO 1
C/O GARY KANTER
2651 IRVINE AVE STE 141
COSTA MESA, CA. 92627

RODOLFO CERDA
12869 ADELPHIA AVE
SYLMAR, CA. 91342

DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO, CA. 92403

DESERT LAND INV
160 GREENTREE DR STE 101
DOVER, DE. 19904

DESERT VIEW FINANCIAL
160 GREENTREE DR STE 101
DOVER, DE. 19904

DESIGN MGM INC
1679 E RAMSEY ST
BANNING, CA. 92220

DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS, CA. 92262

MARVIN LEE ELLIS
724 E RAMSEY
BANNING, CA. 92220

FRANK ESPOSITO
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO, CA. 93401

FRANK P ESPOSITO
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO, CA. 93401

MARCO ANTONIO FIGUEROA
14023 PALM AVE
CABAZON, CA. 92230

MARCO ANTONIO FIGUEROA
14023 PALM ST
CABAZON, CA. 92230

ANN B FLYE
P O BOX 187
CABAZON, CA. 92230

G&B DEV CO
C/O MICHAEL MAGNUSSON
13215 E PENN ST NO 205
WHITTIER, CA. 90602

GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING, TX. 75015

REX HENDRIX
C/O CABAZON LAND INV NO 63
2651 IRVINE AVE STE 141
COSTA MESA, CA. 92627

REX HENDRIX
C/O CABAZON LAND INV NO 63
P O BOX 6062
ATASCADERO, CA. 93423

CHRIS A HIGHTOWER
1317 SAN MIQUEL
BEAUMONT, CA. 92223

VERN HIGHTOWER
C/O MARK W HIGHTOWER
P O BOX 757
CABAZON, CA. 92230

JAAR
C/O JOSEPH A BARBERA
1125 W RAMSEY ST
BANNING, CA. 92220

JAE & SUN INV
7101 PLAYA VISTA NO 316
PLAYA VISTA, CA. 90066

ROBERT R LYNK
14252 ALMOND ST
CABAZON, CA. 92230

TIMOTHY E MARTINEZ
1350 E NORTHERN AVE 329
PHOENIX, AZ. 85020

LORELIE MCGLYNN
14089 ALMOND ST
CABAZON, CA. 92230

MARK MILLER
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO, CA. 93401

MKA CABAZON PARTNERSHIP
2651 IRVINE AVE 141
COSTA MESA, CA. 92627

MORONGO BAND OF MISSION INDIANS
11581 POTRERO RD
BANNING, CA. 92223

NEAL T BAKER ENTERPRISES INC
1875 BUSINESS CENTER DR
SAN BERNARDINO, CA. 92408

MUNIR ISSA NINO
10501 BEAUMONT AVE
CHERRY VALLEY, CA. 92223

PACIFIC TELEPHONE & TELEGRAPH CO
140 NEW MONTGOMERY ST
SAN FRANCISCO, CA. 94105

PECUNIARY CAPITAL
171 S ANITA DR NO 100
ORANGE, CA. 92868

ANNETTE RIVAS
79321 PORT ROYAL AVE
BERMUDA DUNES, CA. 92203

RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE, CA. 92501

SAN DIEGO OIL CO
P O BOX 939051
SAN DIEGO, CA. 92193

ELENOR SANTIAGO
13595 COLUMBUS CT
FONTANA, CA. 92336

SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA, NE. 68102

SPARTAN OIL CO INC
C/O SOCO GROUP INC
P O BOX 939051
SAN DIEGO, CA. 92193

MICHAEL SZYNKOWSKI
48515 CHELTHAM DR
NEWBERRY SPRINGS, CA. 92365

HAO H TA
1509 S 8TH ST
ALHAMBRA, CA. 91803

NEIL N TRAN
P O BOX 1306
BELLFLOWER, CA. 90707

BEAU D TRIBBLE
P O BOX 69
CABAZON, CA. 92230

TRUSS CO
17595 100TH ST
BLOOMER, WI. 54724

TRUSS CO INC
17595 100TH ST
BLOOMER, WI. 54724

USA BIA
C/O PACIFIC REG OFFICE
2800 COTTAGE WAY
SACRAMENTO, CA. 95825

USA INDIAN RES 523
NONE
0
0

MONICA NICOLE VARELA
637 MICHIGAN AVE
BEAUMONT, CA. 92223

VINEYARD ESTATES
C/O THE STREET CO
18800 VON KARMAN AVE NO
IRVINE, CA. 92612

VOLK PROP
C/O JOYCE VOLK
25727 SIMPSON PL
CALABASAS, CA. 91302

BRIAN D WOOD
874 PALM AVE
BEAUMONT, CA. 92223

KENNY WU
17700 CASTLETON ST NO 538
CITY OF INDUSTRY, CA. 91748

Morongo Band of Mission Indians
Attn: Director of Planning
12700 Pumarra Road
Banning CA 92220

Riverside County Flood Control District
Attn: Warren D. Williams
Mail Stop 2990

San Gorgonio Pass Water Agency
P.O. Box 520
Beaumont CA 92223

West Desert MAC
c/o 5th District Supervisor Office
Mail Stop 1005

Banning Unified School District
Attn: Elias Jouen
161 W. Williams Street
Banning CA 92220

World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627
World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627
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World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627
World's Biggest Cabazon Dinosaurs P.O. Box 330 Cabazon CA 92230	Trip Hord P.O. Box 1235 Riverside CA 92502	MKA Cabazon Partnership 2651 Irvine Avenue, Suite 141 Costa Mesa CA 92627

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Plot Plan No. 14522 Revised Permit No. 1

Project Location: In the unincorporated area of Riverside County, more specifically located on the northwest corner of Seminole Drive and Deep Creek Road

Project Description: To permit an existing gift store and dinosaur exhibit area including a 2,916 sq.ft. gift shop, 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur museum exhibits and landscaping on 54.7 acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: World's Biggest Cabazon Dinosaurs P.O. Box 330, Cabazon CA 92230

Exempt Status: ***(Check one)***

☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project *(Sec. 21080(b)(4); 15269 (b)(c))*
☐ Categorical Exemption (_____)
☒ Statutory Exemption (15270)
☐ Other: _____

Reasons why project is exempt: Riverside County Planning Department, the Lead Agency, is rejecting the project and recommending denial due to a lack of information required by staff to determine the project complete and ready for a decision. CEQA does not apply to projects that are disapproved.

Paul Rull
County Contact Person

951-955-0972
Phone Number

_____
Signature

Project Planner
Title

_____
Date

Date Received for Filing and Posting at OPR: _____

Revised: 05/27/2014: Y:\Planning Case Files-Riverside office\PP14522R1\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42502 ZCFG No. 5876 - County Clerk Posting Fee $64.00

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE M* REPRINTED * R1202453

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: WORLD'S BIGGEST DINOSAURS $64.00

paid by: CK 1856

CA FISH AND GAME FEE FOR EA42502

paid towards: CFG05876 CALIF FISH & GAME: DOC FEE

at parcel: 50770 SEMINOLE DR CABA

appl type: CFG3

By_____ Mar 26, 2012 16:25

GLKING posting date Mar 26, 2012

****

****

Account Code	Description	Amount

Overpayments of less than $5.00 will not be refunded!

* VOID * COPY 2-TLMA ADMIN * REPRINTED *

Agenda Item No.: 4.1
Area Plan: Southwest Area Plan
Zoning District: Rancho California
Supervisorial District: Third/Third
Project Planner: Matt Straite
Planning Commission: September 17, 2014

TENTATIVE TRACT MAP 36536
CEQA EXEMPT
Applicant: CV Communities, LLC.
Engineer/Representative: Adam Smith

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36536 is a Schedule "A" subdivision of 29.55 acres into 84 detached single family lots, a water quality and detention basin lot, and four lettered open space lots distributed throughout the project area. The residential aspect of the development will encompass 11.60 acres of the project area and have a minimum lot size of 5,000 square feet. The proposed detention and drainage basin will be located on the northern section of the project area located on the corner of Brussels Street and Leon Road and encompass 0.55 acres. The proposed open space areas of the project will be landscaped, irrigated and labeled lot A(0.65 acres) lot B(0.05 acres), lot C(0.03 acres), and lot D(0.97 acres).

The project is located in the Southwest Area Plan of Western Riverside County and is within the Coto Do Lago Specific Plan. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

SITE BACKGROUND:

The previous property owner, Barratt American Incorporated, proposed Tentative Tract Map(TR) 33170 which focused on a Schedule "A" condominium subdivision of 20.80 acres into 23 multi-family lots, 132 units (generally in 5 pack clusters), one park/private recreation site (lot 24), 34 lettered lots for private road easements, and a designated open space drainage area. The site was previously graded for TR33170.

ISSUES OF POTENTIAL CONCERN:

Lot A
The open space area labeled as "Lot A" is a specific concern for the proposed residential project. The "Lot A" open space area is located between a block wall and the property line of the eastern section of the project area. The site plans revised on May 5, 2014 proposed "Lot A" as a 24 foot easement for fire and emergency worker access. The issue of concern with this open space area not only focuses on service and maintenance but it also has the potential to be a focal point for nefarious activity. In addition, the Development Review Team (DRT) raised the issue of how the "V" shaped ditch behind "Lot A" will be maintained and recommended that an alternative design be submitted in order to address the issue.

Basin/Park west of Leon Road (Planning Area 5)
The parcel to the west of Leon Road, Planning Area 5 (PA5) has a long history. The actual proposed map is within Planning Area 6 (PA6) on the east side of Leon Road; the park/ basin shown on the map west of Leon Road is within PA5. While the property in PA5 features a different APN number than PA6, they are still technically the same legal lot. Thus, this map proposes to make PA5 a legal lot. Agreements have been arranged to give PA5 to the owner of the commercial site northwest of the applicant's property.

p.m.

The Specific Plan calls for a park on PA5. During the development of the Specific Plan, which almost build out, and during the development of neighboring maps in the area, the Flood Control District permitted PA5 to be used as a temporary basin while a long term solution to area drainage was sought. The District has indicated that no such solution will be implemented in the near future, thus the basin in PA5 must remain. In order to find that TR36536, one of the last residential developments in the Specific Plan, is consistent with the Specific Plan, PA5 must be a park. However, Flood Control still needs the site to be a basin.

The Valley Wide Park and Recreation District has been very cooperative with staff (see attached letter), however, the site has many constraints. Between the requirement for a basin, and a limitation on physical construction or footings based on an easement under most of the site, the park could not be constructed to Valley Wide standards. They require playground equipment, parking, restrooms, etc. The applicant has been very helpful, working with staff, Flood Control, Valley Wide, and Transportation to address this concern. The solution presented on the map and in the conditions of approval is to reduce the basin to the smallest possible size, landscape the basin, require the applicant to plant turf on the remaining site, and require the applicant to work with the County to create a CFD/LLMD for the site to assure long term maintenance of PA5 (not including the BMP structures in the basins). While this does not create a grand park with fields and playgrounds, as envisioned in the Specific Plan, it does assure that active recreation in the form of sports practice and general recreation can happen on the site, thus assuring consistency with the park requirement in the Specific Plan.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2.
2. Surrounding General Plan Land Use (Ex. #5):	Commercial/ Business Park to the north, Medium High Density Residential (MHDR) to the east, Commercial Retail (CR) to the west, Business Park (BP), and Light Industrial (LI) to the south. Most these designations are reflected in Specific Plan No. 284A2.
3. Existing Zoning (Ex. #2):	Specific Plan (SP): (SP# 284: Quinto Do Lago).
4. Surrounding Zoning (Ex. #2):	Specific Plan (SP) to the north and east, Specific Plan and Scenic Highway Commercial (C-P-S) to the west, and Specific Plan (SP), Rural Residential (R-R) and Manufacturing-Service Commercial (M-SC) to the south.
5. Existing Land Use (Ex. #1):	The project area is currently vacant, but graded.
6. Surrounding Land Use (Ex. #1):	Located to the north are single family homes, to east are single family homes and an open space recreation area, to the west is a commercial shopping center, and a self-storage facility to the south.
7. Project Data:	Total Acreage: 29.55 Gross Acres Total Proposed Residential Lots: 84

	Proposed Min. Lot Size: 5,000 square feet Schedule: A
8. Environmental Concerns:	The project is CEQA exempt.

RECOMMENDATIONS:

FIND that **TENTATIVE TRACT MAP NO. 36536** is exempt from the provisions of CEQA pursuant to CEQA Guidelines section 15182; and

APPROVE TENTATIVE TRACT MAP NO. 36536, 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 Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2.

2. The project site is located within the Highway 79 Policy Area of the Southwest Area Plan and is consistent with the policy because the total unit count (84) is less than the 9% below midpoint (MHDR is 5-8 du/ac, the midpoint is 6.5 du/ac, the project is proposing residential on about 16 [minus the basins, parks and BMP's] acres would permit, the midpoint of which would be 104 units, 9% less would be 95, the project is proposing 84 total units, thus determining consistency).

3. The proposed project is located within an area of the Specific Plan that is designated Medium High Density Residential (MHDR) which permits between 5-8 du/ac. While the total project site is 29.55, the total residential acreage is about 16 (minus the basins, parks and BMP's). The 84 units proposed is within the density range permitted with basins and BMP features subtracted.

4. The improvements proposed within Planning Area 5 qualify as the park use required in the Specific Plan Planning Area 5 because they will have turf capable of supporting sports practice and other forms of active recreation.

5. The proposed residential use with a minimum of lot size of 5,000 square feet is consistent with Planning Area 6 designation of the Quinto Do Lago Specific Plan and all other aspects of the Specific Plan.

6. The proposed project is consistent with the policies and vision of the General Plan, because the project is consistent with the Specific Plan, and the Specific Plan is consistent with the General Plan. The Specific Plan was approved in 2001, which pre-dates the General Plan revision of 2003. At the time the General Plan was revised in 2003, the Menifee North Specific Plan was incorporated into the General Plan.

7. The project site is surrounded by properties which are designated Specific Plan(SP) to the north and east, Specific Plan(SP) and Scenic Highway Commercial(C-P-S) to the west, and Specific Plan(SP) and Manufacturing-Service Commercial(M-SC) to the south.

8. The zoning for the subject site is Specific Plan(SP): (SP# 284: Quinto Do Lago).

9. The project site is surrounded by properties which are zoned Specific Plan(SP) to the north and east, Specific Plan and Scenic Highway Commercial(C-P-S) to the west, and Specific Plan(SP), Rural Residential(R-R), and Manufacturing-Service Commercial(M-SC) to the south.

10. The proposed project, as reviewed by staff, is consistent with all requirements of Ordinance No. 348.

11. Within proximity of the project area, to the north and east are single family homes, to the west a commercial shopping center, and a small business park and self-storage facility located to the south.

12. The portion of the project site that is within Planning Area 5 is within Western Riverside County Multiple Species Habitat Conservation Plan Criterion Cell No. 5677. A Habitat Acquisition and Negotiation Strategy (HANS1058) review was completed as part of CUP03467. No conservation was required and the portion within Planning Area 5 was determined to be consistent with the MSHCP (see attached letter). The rest of the project site was not within a Criteria Cell.

13. This project is within the City Sphere of Influence of Temecula. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.

14. The project area is not located within a CAL FIRE state responsibility area or a very high fire hazard zone.

15. The Airport Land Sue Commission, in their letter dated march 5, 2014 found:

    a. The proposed land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use.
    b. The project is located within an area below 55 CNEL from aircraft noise impacts.
    c. The project is not located beneath or near the extended centerline of the runway.
    d. The project's design is influenced by drainage requirements beyond the boundaries of the project itself that impact the density.

16. CEQA Guidelines § 15182, Residential Projects Pursuant to a Specific Plan, provides a statutory exemption for residential projects undertaken pursuant to a specific plan, provided the project meets the requirements specified in §15182.

    - TR 36536 is located within an approved Specific Plan for which an EIR was certified after January 1,1980. TR 36536 involves improvements in Planning Areas 5 and 6 of the Quinta do Lago Specific Plan (SP 284), which was approved by the Riverside County Board of Supervisors in 1994. Concurrent with approval of SP 284, Riverside County also certified EIR No. 371 (SCH No. 19900021097).

    - TR 36536 is fully consistent with SP 284. The area planned for residential subdivision by TR 36536 is located within Planning Area 6 of SP 284, which is designated "Medium High Density Residential" and allows minimum 4,500 s.f. lot sizes and a maximum of 101 dwelling units. TR 36563 proposes 4,500 s.f. minimum lot sizes and only 84 dwelling units (17 fewer units than allowed by SP 284). Additionally, SP 284 designates Planning Area 6 "Community Park" and a Mitigated Negative Declaration (EA 41966) approved in 2009 analyzed its use as a regional detention basin. As proposed by TR 36536 and consistent

with SP 284, Planning Area 6 would function as a detention basin and offer passive recreation areas.

- TR 36536 consists of a land subdivision. TR 36536 is a Schedule "A" subdivision of approximately 21.97 acres of land covering SP 284's Planning Area 5. No discretionary approvals would be required to construct and operate the detention basin/park in Planning Area 6 if it were to be developed independently of Planning Area 5; thus, if these improvements were not required in support of TR 36536, they would not be considered a "project" as defined by CEQA and would be exempt from further CEQA review.

- The proposed residential use with a minimum of lot size of 5,000 square feet is therefore consistent with Planning Area 6 designation of the Quinto Do Lago Specific Plan and all other aspects of the Specific Plan.

- None of the events or circumstances described in CEQA Guidelines § 15162 have occurred.

  Specifically:

  - Substantial changes are not proposed in the project which will require a major revision to EIR 371 due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects. All areas planned for physical disturbance as part of TR 36536 were fully accounted for in EIR 371, which assumed full build out of Planning Areas 5 and 6. Planning Area 5 was subsequently evaluated in an Addendum to EIR 371 (EA 39827) approved in 2005, and Planning Areas 5 and 6 were subsequently evaluated by a Mitigated Negative Declaration (EA41966), approved in 2009. Currently proposed TR 36536 calls for a reduction of development intensity in Planning Area 5 (from 101 to 84 residential lots), and implementation of the approved park/detention basin land use in Planning Area 6. Thus, the project would not involve any new environmental effects or a substantial increase in the severity of previously identified significant effects associated with physical impacts or operational intensity beyond what was evaluated, disclosed, and mitigated for in EIR 371.
  - There are no substantial changes in the circumstances under which the project would be undertaken that would require major revisions to EIR 371 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The project site is surrounded by approved specific plans, the majority of which are developed; Planning Area 6 is already graded; and Planning Area 5 is already partially developed as a detention basin. TR 36536 proposes 17 fewer residential lots than allowed in Planning Area 6 and none of the project's technical studies disclose impacts requiring additional mitigation. There are no changed circumstances associated with implementation of SP 284's Planning Areas 5 and 6 that would result in new or more severe significant effects to the environment, beyond what was evaluated, disclosed, and mitigated for in EIR 371.
  - There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR 371 was certified, which would result in new or

more severe environmental effects to the environment. As noted above, TR 36536 would not create any physical impacts beyond what was assumed in EIR 371. TR 36536 calls for 17 fewer residential lots than allowed in Planning Area 6 by SP 284, which would lessen previously disclosed operational impacts. Planning Area 6 is already graded, a portion of Planning Area 5 is already developed as a detention basin, and there are no conditions in the remaining portion of Planning Area 6, such as the emergence of sensitive biological resources, which would result in new or more severe impacts beyond what was evaluated, disclosed, and mitigated for in EIR 371.

- There are no mitigation measures or alternatives which were previously found to be infeasible but that would, in fact, be feasible and substantially reduce one or more significant environmental effect. No mitigation measures pertaining to Planning Areas 5 and 6 were previously found infeasible. The alternatives discussed in EIR 371 pertained to the entire SP 284 area and are precluded from being feasibly considered because a majority of SP 284 is built out.
- There are no mitigation measures or alternatives which are considerably different from those analyzed in EIR 371 that would substantially reduce one or more significant effects on the environment. TR 36536 would implement the adopted Quinta do Lago Specific Plan. No additional mitigation measures are required. There are no alternatives to the development of Planning Areas 5 and 6 that would substantially reduce environmental effects. Planning Area 6 is already graded for residential development and a portion of Planning Area 5 already contains a detention basin.

CONCLUSIONS:

1. The proposed project is in conformance with the Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2, and with all other elements of the Riverside County General Plan.

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.

6. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA).

7. The project is consistent with the requirements of the Airport Influence Area and the French Valley Airport Master plan.

8. The proposed project will not have a significant effect on the environment.

9. 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; or,
   b. A high fire or state responsible fire area

3. The project site is located within:
   a. The city of Temecula sphere of influence;
   b. A low liquefaction area
   c. The boundaries of the Temecula Valley School District;
   d. The Valley Wide Recreation and Parks District; and,
   e. Highway 79 Policy Area

4. The subject site is currently designated as Assessor's Parcel Numbers 963-060-121, 963-100-003, 963-100-004.

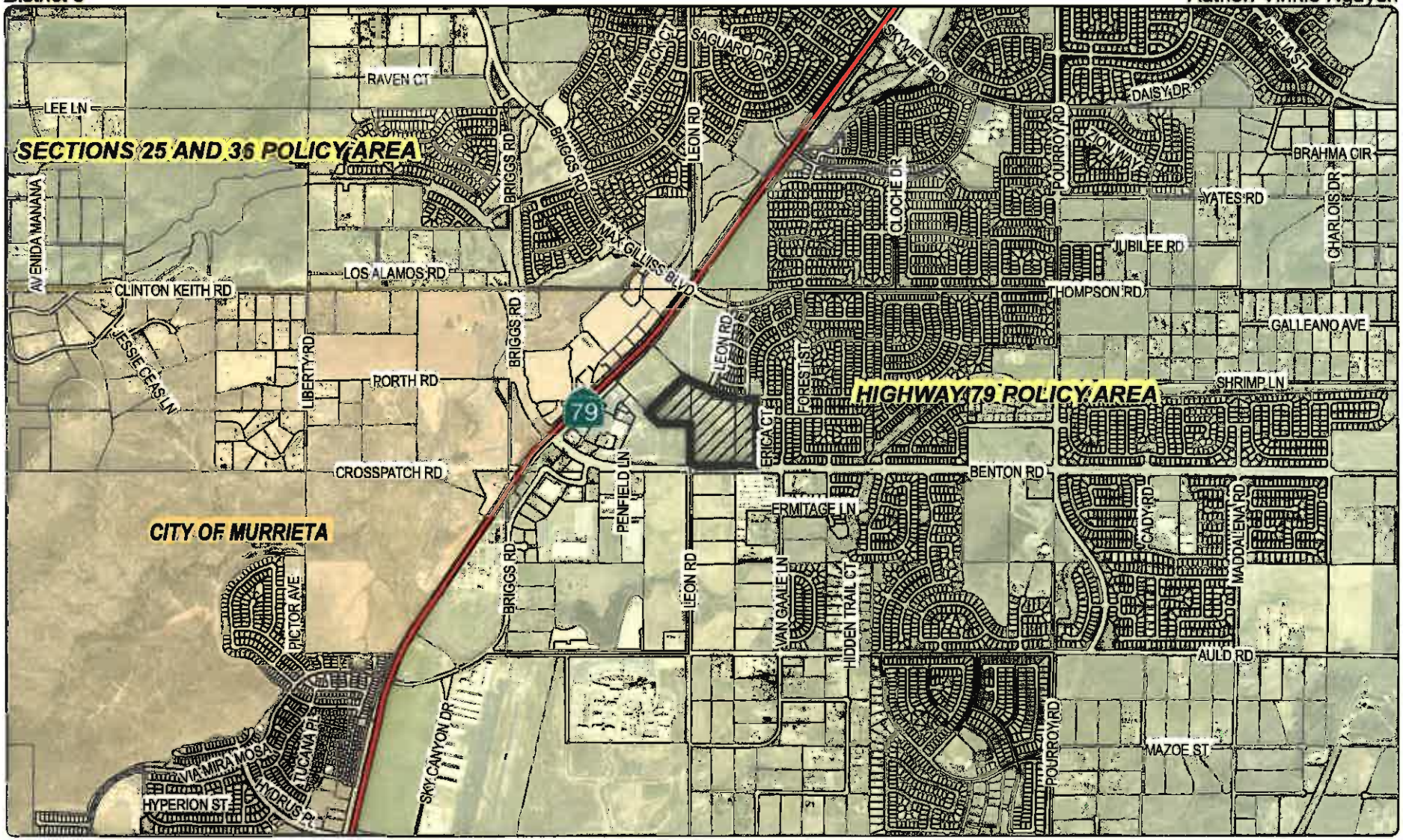
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36536

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 07/25/2014
Vicinity Map
Author: Vinnie Nguyen



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 6

Assessors Bk. Pg. 963-10
Thomas Bros. Pg. 929 C1
Edition 2014

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Feet

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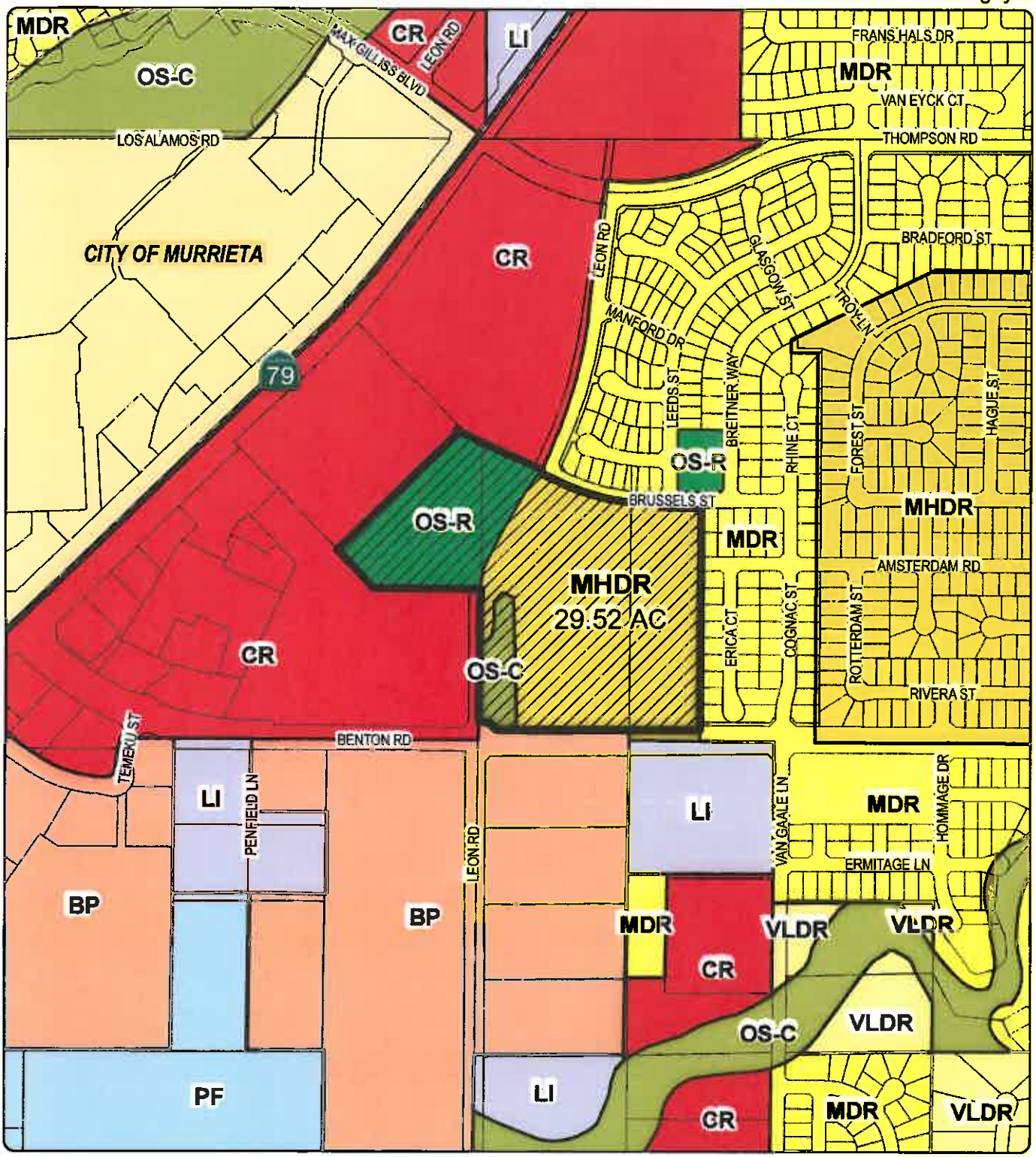
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36536

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 07/25/2014
Exhibit 5
Author: Vinnie Nguyen



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 6

Assessors Bk. Pg. 963-10
Thomas Bros. Pg. 929 C1
Edition 2014

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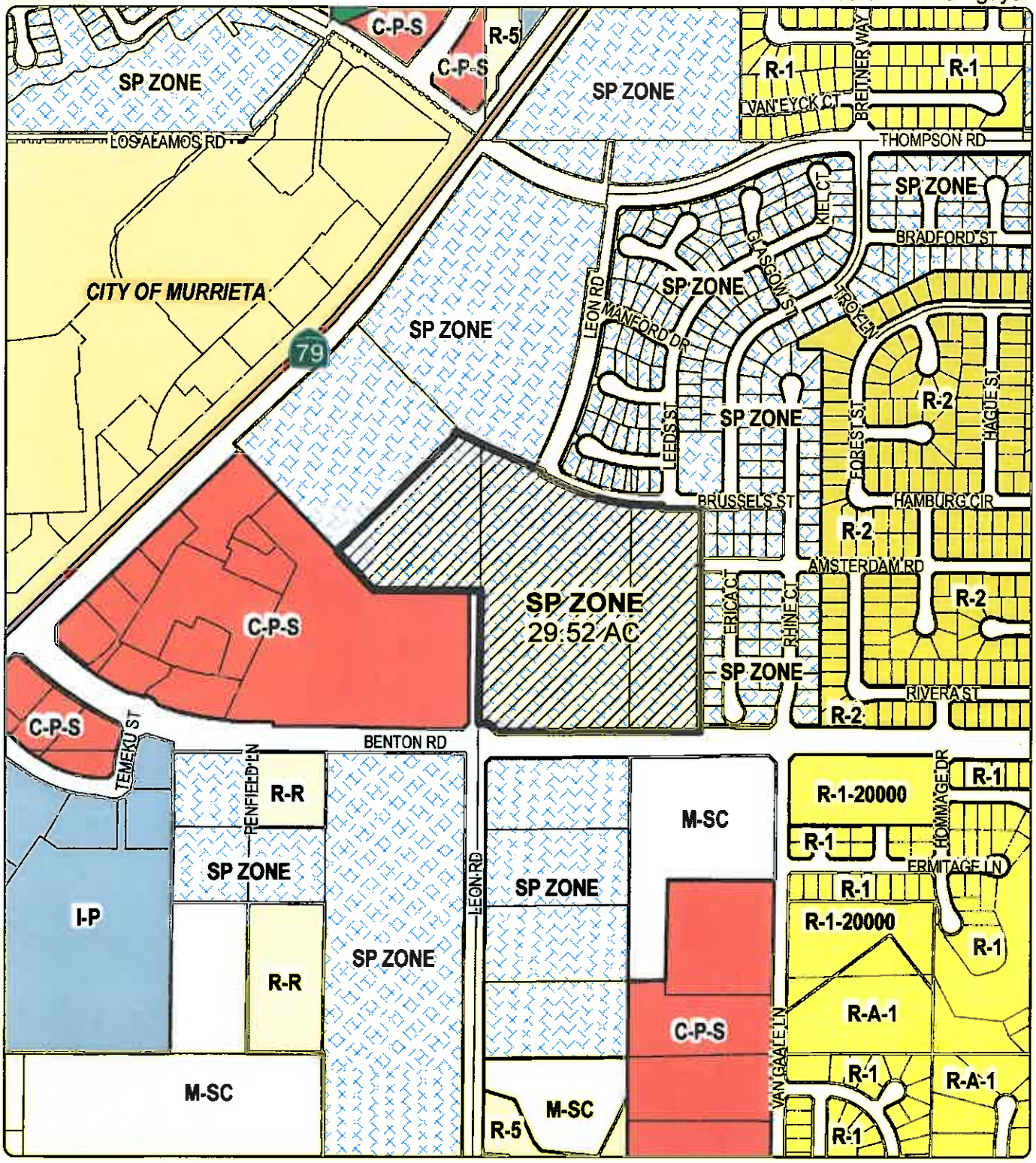
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36536

Supervisor Stone
District 3

EXISTING ZONING

Date Drawn: 07/25/2014
Exhibit 2
Author: Vinnie Nguyen



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 6

Assessors Bk. Pg. 963-10
Thomas Bros. Pg. 929 C1
Edition 2014

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36536

LAND USE

Supervisor Stone
District 3

Date Drawn: 07/25/2014
Exhibit 1
Author: Vinnie Nguyen

Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 6

Assessors Bk. Pg. 963-10
Thomas Bros. Pg. 929 C1
Edition 2014

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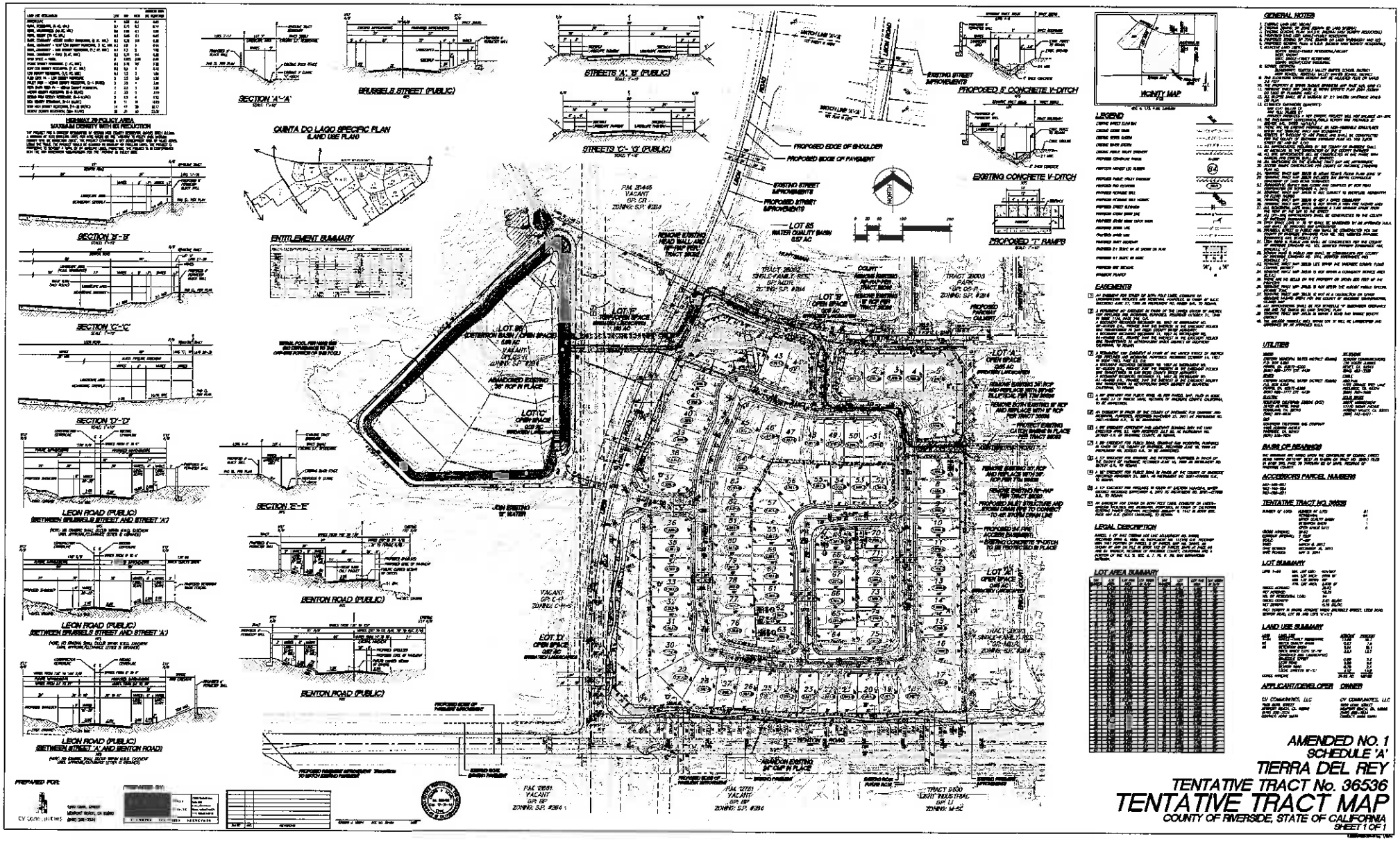
SECTION "A"-"A"
BRUSSELS STREET (PUBLIC)
STREETS "A", "B" (PUBLIC)
PROPOSED 'F' CONCRETE V-DITCH
EXISTING CONCRETE V-DITCH
PROPOSED 'T' RAMPS
VICINITY MAP
LEGEND
GENERAL NOTES
QUINTA DO LAGO SPECIFIC PLAN
(LAND USE PLAN)
ENTITLEMENT SUMMARY
SECTION "B"-"B"
SECTION "C"-"C"
SECTION "D"-"D"
SECTION "E"-"E"
LEON ROAD (PUBLIC)
BETWEEN BRUSSELS STREET AND STREET 'A'
BENTON ROAD (PUBLIC)
LEON ROAD (PUBLIC)
BETWEEN STREET 'A' AND BENTON ROAD
PROPOSED EDGE OF SHOULDER
PROPOSED EDGE OF PAVEMENT
EXISTING STREET IMPROVEMENTS
PROPOSED STREET IMPROVEMENTS
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LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

Airport Land Use Commission
Received
SEP 25 2013

DATE: September 20, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control-Kevin Tsang
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
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-Bob Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Valleywide Recreation & Parks Dist.
ALUC-John Guerin
3rd District Supervisor-Stone
3rd District Planning Commissioner-Petty
Temecula Unified School District
Eastern Municipal Water District
Southern California Edison
Southern California Gas Co.

TENTATIVE TRACT MAP NO. 36536 – EA42584 – Applicant: CV Communities LLC. - Engineer/Rep.: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone - REQUEST: The Project proposes a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots. - **APNs: 963-100-003, 963-100-004 and 963-060-021.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 10, 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 Matt Straite, Project Planner, at **(951) 955-8631** or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

Public Hearing Path: *DH:* ☐ *PC:* ☒ *BOS:* ☐

COMMENTS: This project is located within the French Valley Airport Influence Area. The homesites are in Compatibility Zone D. The General Plan is not consistent with the subsequently adopted French Valley ALUCP. All CEQA projects in that AIA are subject to ALUC review, including this tract. Density appears to be inconsistent (too low).

DATE: September 30, 2013 SIGNATURE: John J.G. Guerin

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.

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, 2014

TO

Riv. Co. Transportation Dept.	Riv. Co. Fire Dept.	P.D. Geology Section
Riv. Co. Environmental Health Dept.	Riv. Co. Building & Safety – Grading	P.D. Landscaping Section
Riv. Co. Flood Control District	Riv. Co. Environmental Programs Division	P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36536 AMENDED NO. 1 – EA42584 – Applicant: CV Communities LLC. - Engineer/Rep.: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone - **REQUEST:** The Project proposes a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots. - APNs: 963-100-003, 963-100-004 and 963-060-021.

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 **LDC Comment Agenda deadline on February 13, 2014,** in order that they may be incorporated in the staff report package for this project.

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 item, please do not hesitate to contact **Matt Straite**, **(951) 955-8631**, Project Planner, or e-mail at **mstraite@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for Schedule "A" subdivision of the 29.55 acres into 84 single family lots, 1 Water Quality/Detention Basin and four lettered open space lots.

10. EVERY. 1 SP - Hold Harmless NOTAPPLY

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 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

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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. 2 SPA - Amendment Description INEFFECT

This Specific Plan Amendment alters the target density and housing type product for Planning Area No. 6 and update the Specific Plan Requirements and Design Guidelines due to the 10 year life span and for Highway 79 consistency of Specific Plan No. 284 (Qunita Do Lago).

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36536 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No.36536, Amended No. 2, dated 7/25/2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

EXHIBT L = Landscape Plan dated 7/25/2014.

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

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) INEFFECT

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 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.

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 284A2 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
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.
7. Specific Plan Design Guidelines and General Plan Consistency portion of the Specific Plan.

b. Environmental Impact Report No. 371 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

10. GENERAL CONDITIONS

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

8. Addendum Document to EIR 371 prepared for the Specific Plan Amendment (including the Initial Study and all related techinical studies (i.e. Biological, Geological, Traffic, ALUC, etc.)

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. 284A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 284, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 07061.

GPA = Comprehensive General Plan Amendment No. 301.

EIR = Environmental Impact Report No. 371.

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.

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

This site was previously rough graded under grading permit BGR060768 for Tract 33170 Condominium project. The site did not receive a permit final and has been expired. Tract 36536 is required to obtain a grading for improvements such as grading, filling, stockpiling, over excavation and recompaction, and is subject to the included Building and Safety Department conditions of approval.

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 REQ'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 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.

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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

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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".

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAMS - RECOMMND

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by GeoKinetics dated January 16, 2014 and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is

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10. GENERAL CONDITIONS

10.E HEALTH. 1 ENV CLEANUP PROGRAMS - (cont.) RECOMMND

required for the 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. 1 SP - SCREEN CHECK NO. 1 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the Screen Check No. 1 dated 12-22-04 and has no objections.

Any pools or spas in such compounds will require a plan check submittal to DEH prior to Building and Safety permits.

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 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map 36536 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). 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. Any existing onsite wastewater treatment system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

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.

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10. GENERAL CONDITIONS

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 intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map 36536 is a proposal for a Schedule "A" residential subdivision and regional detention basin on 29.55 acres in the Rancho California area on the northeast corner of Benton Road and Leon Road. This project is part of Specific Plan 284 Quinta Do Lago.

According to the specific plan, the western portion of this site is home for the regional detention basin to provide mitigation of the incremental increased runoff for the entire tributary drainage area within the specific plan boundary. This basin is proposed instead of each tract development constructing its own individual basin. An interim detention basin has been previously constructed on the site in order to provide mitigation for the tracts that have been developed. The applicant proposes to construct the ultimate basin with the residential development as part of the tract map.

All offsite stormwater runoff tributary to the site is delivered by means of storm drains from the surrounding residential developments to the north and east. The developer proposed to extend these existing storm drains to the basin and construct an internal storm drain to convey onsite flows to the basin as well.

The grading/drainage plan for the new development shows a diversion of tributary area. An area of approximately 5 acres that naturally drains south will be collected in the internal storm drain system and conveyed west to the regional detention basin. This concept does divert more tributary drainage area to the basin than was intended. The applicant's engineer submitted a preliminary drainage study (dated June 2, 2014) to the District for review in order to prove that the detention basin will be able to

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

service the addition drainage area. A cursory review of the drainage study indicates the preliminary design of the basin may contain the appropriate volume. The final hydraulic design of the basin can be worked out in the improvement plan check phase of the development. Therefore, the District does not oppose to this conceptual drainage plan.

The applicant submitted a preliminary water quality management plan (WQMP) with the land-use package. The WQMP indicates the onsite stormwater runoff will be collected with an internal storm drain system and conveyed to an onsite water quality basin for mitigation of potential pollutants only. The WQMP proposes to mitigate hydrologic conditions of concern impacts with the large regional detention basin as part of the increased runoff mitigation. This mitigation concept is acceptable. The final hydraulic design of both basins will be done in the improvement plan stage.

The large detention basin proposed is solely for increased runoff mitigation and only provides a regional benefit for the area within the specific plan to facilitate the developments within the specific plan. Therefore, the District cannot use public funds to maintain the basin. A viable maintenance mechanism for the large basin and all flood control facilities outside the public road right-of-way will be required prior to the issuance of any permits or recordation of the map. Generally, this would mean a CFD, CSA, Valley Wide, landscape district, parks agency or commercial property owner association. Since these facilities can be costly to maintain and are required to be functional in order for the downstream system to work, a residential homeowner association is discouraged.

It should be noted that the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is $677 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

building permits if grading permits are not issued.

10.FLOOD RI. 1 SP DRAINAGE SYS MAINTENANCE INEFFECT

Routine maintenance of the rest of the proposed drainage system would not be performed by the District. The proposed rectangular channel across the industrial park could be maintained by a commercial entity. Facilities in street right of way should be maintained by the County Transportation Department.

10.FLOOD RI. 2 SP RETENTION FACILITIES INEFFECT

A hydrology report dated December 1998 was reviewed and approved by the District. The study was based on the concept of regional detention basins. To date (Feb 2005) none of the regional basins have been constructed. Unless and until the regional basins are constructed, each project within the specific plan shall include detention facilities that attenuate post development flows to pre-development flow rates.

10.FLOOD RI. 3 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. 3 SP GREENBELT DRAINAGE INEFFECT

The proposed greenbelt drainage system and detention facilities are critical elements of the entire specific plan. Their final size, location, and schedule of implementation are crucial in the development of this site. Even though the applicant believes that the final engineering of these facilities will result in a design that will "fit" the land use plan, the applicant shall complete and the District shall approve such final engineering prior to the approval of any further development proposals within Specific Plan 284, including, but not limited to, the approval of a parcel map processed for financing purposes.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP GREENBELT DRAINAGE (cont.) INEFFECT

It is possible that the engineered plan may require the alteration of planning areas set aside for residential dwellings and even the deletion of lots from those areas. If such alterations are determined by the Planning Director to be significant, the applicant shall prepare, submit and process for approval a specific plan amendment.

10.FLOOD RI. 4 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. 4 SP FLOOD CONTROL FACILITIES INEFFECT

The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligation. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No.284, whichever occurs first, the developer 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 specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

a. A precise description of the facilities to be maintained and the acceptable level of that maintenance.

b. The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.

c. A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of

10. GENERAL CONDITIONS

10.FLOOD RI. 4 SP FLOOD CONTROL FACILITIES (cont.) INEFFECT

the District.

d. An establishment of time frames and procedures for noticing and compliance.

e. A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Homeowners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement will result in the District having the ability to place liens against the property(s) of Developer or individuals of the DHOA.

f. A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event, the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g. A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If DHOA fails to submit said report, the District shall commission the report and invoice DHOA.

h. A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

i. The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j. A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

k. DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation,

10. GENERAL CONDITIONS

10.FLOOD RI. 4 SP FLOOD CONTROL FACILITIES (cont.) (cont.) INEFFECT

maintenance and all other use of the drainage facilities.

l. An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m. Access rights for the District for inspection purposes.

n. A provision that gives the District the right to review and approve the C.C.& R's.

o. The right for the District to review and approve the methodology used by developer to determine the monthly fee to individual homeowners and the minimum balance available

10.FLOOD RI. 5 SP BLUE LINE WATERCOURSE INEFFECT

Any impact to blue-line watercourses identified on the USGS map requires application for an Army Corps of Engineer 404 Permit. In addition, a 1603 or 1601 permit from the California Department of Fish and Game would be required since this project involves construction within a natural stream course.

10.FLOOD RI. 6 SP NPDES REGULATIONS INEFFECT

This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. This should be stated in the specific plan in the Water Quality Subsection.

10.FLOOD RI. 7 SP ADP FEES INEFFECT

This site is located within the bounds of the Murrieta Creek, Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for projects within this SP. Although the current

10. GENERAL CONDITIONS

10.FLOOD RI. 7 SP ADP FEES (cont.) INEFFECT

fee for this ADP is $677 per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI. 8 SP ONSITE STORM DRAINS INEFFECT

Design of the rectangular channel and onsite storm drain system should provide for adequate inlets and outlets onsite.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:
1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 -(.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16 MAP WQMP 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.

10.FLOOD RI. 19 MAP SUBMIT FINAL WQMP>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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A 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 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.

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.

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LOW PALEO (cont.) RECOMMND

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 "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.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LOW PALEO (cont.) (cont.) RECOMMND

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. 1 SP - MAINTAIN AREAS & PHASES RECOMMND

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.

10.PLANNING. 2 MAP - INADVERTANT ARCHEO 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

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTANT ARCHEO FIND (cont.) RECOMMND

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 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process or Specific Plan Substantial Conformance process, as determined by the Planning Department.

10.PLANNING. 3 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:

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.

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - 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. 4 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. 5 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. 9 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. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design standards of the SP zone.
b. The front yard setback is 15 feet.
c. The side yard setback is 5 feet.
d. The street side yard setback is 10 feet.
e. The rear yard setback is 20 feet, except where a rear yard abuts a street, then the setback shall be the

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

f. The minimum average width of each lot is 45 feet.
g. The maximum height of any building is 40 feet.
h. The maximum height of a communication tower and/or broadcasting antenna located within a residential designated zone 50 is feet.
i. The minimum parcel size is 4,500 square feet.
j. No more than 60 % 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 SPECIFIC PLAN, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 12 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 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.

10.PLANNING. 14 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.

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan (if needed).

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. 15 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to SPECIFIC PLAN Standards and Guidelines.

10.PLANNING. 16 MAP - OFF HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 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.

10.PLANNING. 20 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. GENERAL CONDITIONS

10.PLANNING. 20 MAP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

Added pursuant to 30. PLANNING. 2

10.PLANNING. 23 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

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 City of Murrieta 1 copy City of Temecula 1 copy Riverside County Planning Department Murrieta 2 copies Executive Office - CSA Administrator 2 copies Clerk of the Board of Supervisors 1 copy

Added pursuant to 30. PLANNING. 4.

10.PLANNING. 24 MAP -PROJET LOCATION EXHIBIT RECOMMND

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. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

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

Added pursuant to 30 . Planning. 5

10.PLANNING. 25 SP - PARK AGENCY REQUIRED NOTAPPLY

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,

10. GENERAL CONDITIONS

10.PLANNING. 25 SP - PARK AGENCY REQUIRED (cont.) NOTAPPLY

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.

Added pursuant to 50. PLANNING. 16

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. 2 SP - TRAFFIC SIGNAL MIT PROG INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

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10. GENERAL CONDITIONS

10.TRANS. 3 SP - BUS TURN-OUTS INEFFECT

Bus turnouts on Winchester Road must be approved by Caltrans.

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 - 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 - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Leon Road exceeds that which is required for this project, the developer may 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.

10.TRANS. 7 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 8 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. 9 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.

10.TRANS. 10 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;

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

10. GENERAL CONDITIONS

10.TRANS. 10 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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 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.

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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.

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30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - BURROWING OWL PRECONST MET

THE PROJECT WILL BE CONDITIONED FOR A PRECONSTRUCTION SURVEY

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) MET

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. 2 SP - NON-IMPLEMENTING MAPS NOTAPPLY

rior 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."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY MET

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. 3 SP - DURATION OF SP VALIDITY (cont.) MET

"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 the issuance of the 1,027th building permit. 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. 4 SP- SUBMIT FINAL DOCUMENTS MET

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 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
City of Murrieta	1 copy
City of Temecula	1 copy
Riverside County Planning Department 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP- SUBMIT FINAL DOCUMENTS (cont.) MET

determined by the Planning Director.

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

30.PLANNING. 5 SP- PROJECT LOCATION EXHIBIT MET

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. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

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. 6 SP- ACOUSTICAL STUDY REQD MET

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 acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. 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. 7 SP- AIR QUALITY STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1, 2, 3 and 4 of the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.)and that includes, but is not limited to the following criteria, the following criteria: Dry Cleaning, Heavy Industrial, Textiles, Manufacturing, Warehousing, Distribution, Gasoline or Petroleum uses, or as approved by the Planning Department; the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality 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."

30.PLANNING. 8 SP- ARCHAEO STUDY REQD MET

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 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."

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP- ADDENDUM EIR NOTAPPLY

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 informaiton (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- SUPPLEMENT TO EIR NOTAPPLY

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP- SUPPLEMENT TO EIR (cont.) NOTAPPLY

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. 13 SP- SUBSEQUENT EIR NOTAPPLY

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 not required."

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS MET

rior 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS (cont.) MET

Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 15 SP - AMENDMENT REQUIRED NOTAPPLY

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:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. 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 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. 16 SP - PARK AGENCY REQUIRED MET

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - PARK AGENCY REQUIRED (cont.) MET

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. 17 SP - AG/DAIRY NOTIFICATION NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 18 SP - PA PROCEDURES MET

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. 18 SP - PA PROCEDURES (cont.) MET

1. 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. 19 SP - COMMON AREA MAINTENANCE NOTAPPLY

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.

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE (cont.) NOTAPPLY

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas."

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA MET

rior 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) MET

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 Exhibit '___' 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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. 21 SP - CC&R RES PRI COMMON AREA NOTAPPLY

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

30. PRIOR TO ANY PROJECT APPROVAL

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

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 Exhibit '___', 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. 21 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) NOTAPPLY

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. 22 SP - ARCHAEO M/M PROGRAM MET

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 archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. 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 required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 23 SP - PALEO M/M PROGRAM MET

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. 24 SP - GENERIC M/M PROGRAM MET

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - GENERIC M/M PROGRAM (cont.) MET

on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - SKR FEE CONDITION MET

Prior to the approval of any implementing project within planing areas ___ of] 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 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. 28 SP - ENTRY MONUMENTATION MET

rior 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. 28 SP - ENTRY MONUMENTATION (cont.) MET

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ___.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ___ of the SPECIFIC PLAN, as shown on pages ___ to ___."

30.PLANNING. 29 SP - POST GRADING REPORT MET

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 BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION MET

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 Temecula Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 31 SP - GEO STUDY REQUIRED MET

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 geologic study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - GEO STUDY REQUIRED (cont.) MET

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 REQUIRED.

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. 36 SP - ARCHAEOLOGIST RETAINED MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condiiton 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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - ARCHAEOLOGIST RETAINED (cont.) MET

Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 37 SP - IF HUMAN REMAINS FOUND MET

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.

TRANS DEPARTMENT

30.TRANS. 1 SP - CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 284A2 shall be reviewed and complied with.

30.TRANS. 3 SP - AGENCY COMPLIANCE MET

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

a. Caltrans, District 8

b. The South Coast Air Quality Management District (SCAQMD)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - AGENCY COMPLIANCE (cont.) MET

c. The Riverside Transit Agency (RTA)

d. The Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

30.TRANS. 4 SP - TRAFFIC GEN/ATTRACTOR MET

The proposed project will be a substantial traffic attractor/generator. As such, the project proponent shall incorporate such demand management programs as may be appropriate to comply with the goals and objectives of the Regional Mobility Plan, Air Quality Management Plan, and Congestion Management Plan, including:

a. The establishment of a Transportation Management District.

b. The provision of on-site Park and Ride Facilities.

c. Design provisions to accommodate transit services.

All as approved and confirmed by the Transportation Department.

30.TRANS. 5 SP - ACCESS MET

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the Specific Plan Traffic Study.

30.TRANS. 6 SP - SW AREA ROAD AND BRIDGE MET

The proposed project is within the boundaries of the Southwest Area Road and Bridge Benefit District. A substantial fee shall be required prior ot the issuance of building permits, based upon the fee schedule in effect at that time.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - BUS TURNOUTS MET

Bus turnouts on Winchester Road must be approved by Caltrans.

30.TRANS. 10 SP - TS/REGIONAL COOR MET

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Conjestion Management Program:

a. Caltrans, District 8

b. The South Coast Air Quality Management District (SCAQMD)

c. The Riverside Transit Agency (RTA)

d. The Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

30.TRANS. 11 SP - PAVED ACCESS MET

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the Specific Plan Traffic Study.

30.TRANS. 18 SP - ROAD IMPROV PER GEN PLAN MET

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

Any roposed 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

EPD DEPARTMENT

50.EPD. 1 MAP - ECS VERNAL POOL RECOMMND

Prior to map recordation the project shall prepare an ECS that depicts biological constraint areas. The constrained areas will conform to the area mapped as "Pool C" in the Biological Addendum Memorandum written by Glen Lukos Associates, dated July 3, 2014 and the area labeled as

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP - ECS VERNAL POOL (cont.) RECOMMND

"Vernal Pool Per HANS 1058" on the final project map and are outside the "Project Footprint."
The ECS must be stamped by the Riverside County Surveyor with the following note:
"No disturbances may occur within the boundaries of the constraint areas"

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP (cont.) RECOMMND

stating, "Drainage easements shall be kept free of buildings and obstructions".

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. 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 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.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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50. PRIOR TO MAP RECORDATION

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 - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 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 5,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP 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 areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 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 Valleywide Recreation and Parks District.

50.PLANNING. 8 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 Valleywide 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. 12 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. 19 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. 24 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 French Valley airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Airport maintained operations to the south of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 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. 35 MAP- PARK AGENCY REQUIRED NOTAPPLY

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.

Added pursuant to 30. PLANNING. 16

50.PLANNING. 36 MAP-COMMON AREA MAINTENANCE NOTAPPLY

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP-COMMON AREA MAINTENANCE (cont.) NOTAPPLY

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 following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas.

Added pursuant to 30. PLANNING. 19

50.PLANNING. 37 MAP-CC&R RES PUB COMMON AREA NOTAPPLY

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.

50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP-CC&R RES PUB COMMON AREA (cont.) NOTAPPLY

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 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 Exhibit '___' 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

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP-CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

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."

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.

Added pursuant to 30. PLANNING. 20

50.PLANNING. 38 MAP - COMMON AREA MAINT 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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 38 MAP - COMMON AREA MAINT (cont.) RECOMMND

limited to, the following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas.

Added pursuant to 30. PLANNING. 19

50.PLANNING. 39 MAP - PARK AGENCY REQUIRED 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 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.

Added pursuant to 30. PLANNING. 16

50.PLANNING. 40 MAP - CC&R RES PUB COMMON AREA RECOMMND

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;

50. PRIOR TO MAP RECORDATION

50.PLANNING: 40 MAP - CC&R RES PUB COMMON 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 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 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 Exhibit '___' 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'

50. PRIOR TO MAP RECORDATION

50.PLANNING. 40 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

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 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.

Added pursuant to 30. PLANNING. 20

50.PLANNING. 41 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from ALUC shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 5, 2014 generally summarized as follows:

The permit holder/land divider or any successor-in-interest has complied with the required conditions of approval set forth in the Riverside County Airport Land Use Commission's letter dated March 5, 2014 which includes, but is not limited to, providing avigation easements to the subject property, complying with ALUC building, lighting, and emissions standards.

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50. PRIOR TO MAP RECORDATION

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 Benton Road and Leon Road and so noted on the final map.

50.TRANS. 3 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. 4 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Leon Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR28092M1.

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

A separate streetlight 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.

50.TRANS. 9 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 applicaton 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 Benton Road, Leon Road, and Brussels Street.

(2) Streetlights.

(3) Traffic signals located on Benton Road at intersection of Winchester Road (SH-79).

(4) Graffiti abatement of walls and other permanent structures along Benton Road, Leon Road and Brussels Street.

(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:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(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. 10 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. 11 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 Benton Road, Leon Road, and Brussels Street,

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING (cont.) RECOMMND

road rights-of-way.

50.TRANS. 12 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. 13 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. 14 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. 15 MAP - 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.

50.TRANS. 16 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional

50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - SIGNING & STRIPING PLAN (cont.) RECOMMND

paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 17 MAP - DEDICATION RECOMMND

Leon Road (from street "A" to Brussels Street) along project boundary is designated Major Highway and shall be improved with 76 full-width AC pavement, 8" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 119' full-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk (both sides) shall be constructed within the 21' parkway.

2. Leon Road shall be realigned as approved by the Director of Transportation.

3. Class II bike lane to be included on Leon Road.

Streets "A" and "B" are designated Local Road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "C" to street "G" are designated Local Road and shall be improvement with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' concrete sidewalk shall be constructed adjacent to the right-of-way within the 10' parkway.

Amsterdam Road (emergency access road) shall be improved with 24' AC pavement; 6" concrete curb and gutter within the 24' dedicated right-of-way as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - EXISTING MAINTAINED RECOMMND

Benton Road along project boundary is a paved County maintained road designated Urban Arterial Highway and shall be improved with 81' to 94 foot part-width AC pavement (55' to 68' pavement on project side and 26' pavement on opposite side of the centerline), 8" concrete curb and gutter (project side), 8" landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 136' to 149' part-width dedicated right-of-way (81' to 94' on the project side and 55' on the other side of the centerline) in accordance with County Standard No. 91, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway as approved by the Director of Transportation.

2. An 8" raised curb half-width landscaping median shall be constructed at the centerline per County Standard No. 91 and 113, Ordinance 461.

3. A cash-in-lieu fee shall be paid for the ultimate improvement of the raised curbed landscaping median as approved by the Director of Transportation.

50.TRANS. 19 MAP - PART-WIDTH RECOMMND

Leon Road (from Benton Road to street "A") along project boundary is designated Major Highway and shall be improved with 54' to 63' part-width AC pavement, (38' to 43' pavement on the project side and 16' to 20' pavement on the other side of the centerline), 8" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 103' to 113' (59' to 69' on the project side and 44' on the other side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway as approved by the Director of Transportation.

2. Leon Road shall be realigned as approved by the

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - PART-WIDTH (cont.) RECOMMND

Director of Transportation.

3. Class II bike lane to be included on Leon Road.

Brussels Street along project boundary is designated Collector Road and shall be improved with 34' part-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 70' full-width (37' on the project side and 33' on the opposite side of centerline) dedicated right-of-way in accordance with County Standard No. 103, Ordinance 461.

NOTE: A 5' sidwalk (project side) shall be constructed within the 15' parkway along curb line or as approved by the Director of Transportation.

50.TRANS. 20 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

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 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.

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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 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. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

60.EPD. 2 - MBTA SURVEYS RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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. The nesting bird survey must be

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEYS (cont.) RECOMMND

completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

60.EPD. 3 - BIO MONITOR WORK PLAN RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - TEMPORARY FENCING RECOMMND

The area mapped as "Pool C" and outside of the mapped project footprint on EXHIBIT 6 of the Biological Addendum Memorandum, dated July 3, 2014 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire portion of the vernal pool known as "Pool C" that will not be impacted. The only areas of the vernal pool known as Pool C that will not be fenced are those within the project footprint that will be impacted by construction activity as delineated on the project map for TM36536. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5 - PROOF OF MITIGATION RECOMMND

Prior to the issuance of a grading permit, the project applicant must submit proof of mitigation for a 0.93 acre

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - PROOF OF MITIGATION (cont.) RECOMMND

vernal pool known as Pool C per the DBESP for HANS 1058 written by Amanda Duchart of Jones & Stokes on February 14, 2007 and revised on August 31, 2007. Proof of purchase of mitigation credits at the Barry Jones/Skunk Hollow Mitigation Bank will be required as per the 2:1 ratio specified in the DBESP for HANS 1058. If the project chooses to mitigate only for permanent and temporary impacts to portions of the vernal pool known as Pool C in the DBESP for HANS 1058, a biologist who holds a MOU with the County of Riverside must submit to EPD a report that provides details as to how the project shall protect the remaining functions and values of the impacted vernal pool. At a minimum, the report must include a detailed description of impacts to the vernal pool, a discussion of the hydrology in the area, strategies for avoidance and minimization of impacts, and BMPs. The applicant shall provide proof of mitigation as specified in the DBESP for HANS 1058 for the impacts described in the report requested above.

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. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36536 is located within the limits of the Murrieta Creek/Warm Springs Valley 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 WQMP NOTAPPLY

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 9 MAP 100-YR SUMP COLLECTION RECOMMND

Collection drainage facilities in sump conditions shall be designed to collect and convey the tributary 100 year storm flows. Additional emergency escape shall also be provided in the event the inlets become plugged.

60.FLOOD RI. 10 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. 16 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. 17 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said 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 - 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.

60.PLANNING. 27 MAP-ARCHAEO M/M PROGRAM NOTAPPLY

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.

Added pursuant to 30. PLANNING. 22

60.PLANNING. 28 MAP - PALEO M/M PROGRAM RECOMMND

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.

Added pursuant to 30. PLANNING. 23

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - ARCHAEO M/M PROGRAM RECOMMND

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.

Added pursuant to 30. PLANNING. 22

60.PLANNING. 30 MAP - GENERIC M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This implements condition 30.PLANNING.24.

60.PLANNING. 31 MAP - SKR FEE CONDITION RECOMMND

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 29.52 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 he appropriate fee set forth in that ordinance shall be required."

Persuant to condition 70.PLANNING.27

60.PLANNING. 32 MAP - ADDITIONAL PARK FEE RECOMMND

Prior to the issuance of a rough grade permit, the Land Divider/Permit Holder will pay an additional fee to the County of Riverside $2,500 per unit for future park facilities in the community. This fee is in addition to the required Quimby fee required in condition no. 50.PLANNING.08 and 90.PLANNING.03.

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.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP-PALEO M/M PROGRAM NOTAPPLY

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.

Added pursuant to 70. PLANNING. 23

70.PLANNING. 4 MAP-SKR FEE CONIDTION NOTAPPLY

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

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 MAP-SKR FEE CONIDTION (cont.) NOTAPPLY

longer be applicable. However, should Riverside County 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.

Pursuant to 70. PLANNING. 27

70.PLANNING. 5 MAP-PALEO M/M PROGRAM NOTAPPLY

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.

Added pursuant to 30. PLANNING. 23

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

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

EPD DEPARTMENT

80.EPD. 1 MAP - BIO MONITOR FINAL REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FIRE DEPARTMENT

80.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D,2013 EDITION.PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

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.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36536 is located within the limits of the Murrieta Creek/Warm Springs Valley 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 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. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 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. 9 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. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley United School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE (cont.) RECOMMND

in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 15 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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 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 Specific Plan.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP- FINAL SITE PLAN (cont.) RECOMMND

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 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 conditon of approval shall be cleared individually.

80.PLANNING. 18 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

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) RECOMMND

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, 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 is not permitted. All construction must be of good quality and sufficient durability to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All residences 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.

H. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) (cont.) RECOMMND

of casual view opportunities.

80.PLANNING. 19 MAP-ENTRY MONUMENTATION NOTAPPLY

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 BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit A . 2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 6 of the SPECIFIC PLAN.

Added pursuant to 30. PLANNING 28

80.PLANNING. 20 MAP - ENTRY MONUMENTATION RECOMMND

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 BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit A . 2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 6 of the SPECIFIC PLAN.

Added pursuant to 30. PLANNING 28

80.PLANNING. 21 MAP - POST GRADING REPORT RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist/paleontologist/other were complied with.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - POST GRADING REPORT (cont.) RECOMMND

This conditon was added persuant to 30.PLANNING.29.

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 Benton Road, Leon Road, and Brussels Street.

(2) Streetlights.

(3) Traffic signals located on Benton Road at at intersection of Winchester Road (SH-79).

(4) Graffiti abatement of walls and other permanent structures along Benton Road, Leon Road, and Brussels Street.

(5) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section 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;

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

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: When the Landscaping Plot Plan is located within a special district such as Valley Wide RPD, 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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 3 MAP - 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

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department 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.

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a.Install monuments and signage outside of the County Maintained ROW

b.Landscape Plans prepared for areas out side of VWRPD maintenance areas shall use County Standard Title block, irrigation and planting details.

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

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

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.

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.

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

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 have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

90. PRIOR TO BLDG FINAL INSPECTION

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 residents. 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 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 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 total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 MAP - CLASS II BIKE TRAIL RECOMMND

Prior to the issuance of the 42 occupancy permit, the applicant shall complete construction of the Class II bike trail along east side of Leon Road with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

PLANNING DEPARTMENT

90.PLANNING. 3 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 park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valleywide Recreation and Park District.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 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 29.52 acres

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - SKR FEE CONDITION (cont.) RECOMMND

(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. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP-POST GRADING REPORT NOTAPPLY

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist/paleontologist/other were complied with.

90.PLANNING. 14 MAP - BASIN AND PARK LANDSCAPE RECOMMND

Prior to issuance of any building permit final inspection within the TENTATIVE MAP the applicant shall plant the basin and park space provided on the area west of Leon Road to the satisfaction of the Transportation Department.

90.PLANNING. 15 MAP - CFD FOR BASIN/PARK RECOMMND

Prior to the issuance of any building permit final inspection within the TENTATIVE MAP the applicant shall join/create a CFD or LLMD to maintain the basin landscaping and park space west of Leon Road.

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.

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREETLIGHTS 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.

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 "D" of the Southwest Road and Bridge Benefit District.

90.TRANS. 5 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.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.) RECOMMND

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 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. 6 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.

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - LANDSCAPING (cont.) RECOMMND

Landscaping shall be improved within Benton Road, Leon Road, and Brussels Street.

90.TRANS. 7 MAP - LC LNDSCP INSPECT DEPOSI 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. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LNDSCP INSPECTION RQMT 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 PRE-INSTALLATION 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 PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an 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 80,TRANS. 3 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. 7 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department 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, Landscape Section shall clear this condition upon determination of compliance.

TRACT MAP Tract #: TR36536 Parcel: 963-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

Tustin, CA | San Diego, CA | Murrysville, PA

JN 913-009

PLANNING 17542 East 17th Street, Suite 100 Tustin, CA 92780 p714.505.6360 f714.505.6361

MEMORANDUM

To: Matt Straite
Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1629

From: Tracy Zinn, Principal

Re: **TENTATIVE TRACT MAP 36536 - QUALIFICATION FOR CEQA EXEMPTION**

Date: April 17, 2014

T&B Planning is working with the applicant of Tentative Tract Map No. 36536 (TR 36536) in regard to California Environmental Quality Act (CEQA) compliance. The subject property includes +/- 29.55 acres covering Planning Areas 5 and 6 of the Quinta do Lago Specific Plan No. 284 (SP 284). Based on our review of TR 36536 and related background information, we are of the opinion that the project qualifies for a statutory exemption from CEQA pursuant to CEQA Guidelines § 15182. The property was subject to CEQA compliance on three (3) prior occasions, Planning Area 6 is already graded for residential development, and a portion of Planning Area 5 already contains a detention basin. TR 36536 proposes fewer residential lots in Planning Area 6 than SP 284 allows and will implement the detention basin/park in Planning Area 5 as called for by SP 284. Additionally, none of the technical studies prepared in support of TR 36536 disclose impacts requiring additional mitigation.

The remainder of this memorandum provides an overview of the proposed project, a summary of prior CEQA documents that addressed the property, summary of the exemption provisions specified in CEQA Guidelines § 15182, and a discussion explaining how the project meets the exemption criteria specified in § 15182.

PROJECT OVERVIEW

The project applicant proposes to subdivide and develop approximately 29.55 acres of land located within Planning Areas 5 and 6 of the approved Quinta do Lago Specific Plan (SP 284). TR 36536 will subdivide approximately 21.97 acres within Planning Area 6 to create 84 single-family residential lots on approximately 11.57 acres; a water quality/detention basin on 0.55 acres; four (4) open space lots on 1.67 acres; and roadway dedications on 8.18 acres. In addition, the project proposes to improve an existing +/- 7.58-acre parcel located within SP 284 Planning Area 5 (i.e., west of and adjacent to the area planned for subdivision as part of TR 36536) to provide a detention basin and passive recreation area.

PRIOR CEQA REVIEW

The subject property has been subjected to CEQA review three (3) times previously:

1. Quinta do Lago Specific Plan EIR No. 371 (SCH No. 19900021097) certified in 1994.

2. Addendum to EIR 371 (EA 39827) approved in 2005, and which addressed Amendment No. 2 to SP 284 and TR 33170. These actions increased the density of Planning Area 6 and subdivided the property to allow for the development of Planning Area 6 with small, single family detached homes on multi-family parcels. (Subsequently, Planning Area 6 was graded to implement this approval.)

3. Mitigated Negative Declaration (EA41966), approved in 2009, which addressed PM 36049. This action subdivided Planning Area 5 from Planning Area 6 (which were previously under the same ownership) so that Planning Area 5 could be developed independently from Planning Area 6 as a detention basin and park site as called for by the Quinta Do Lago Specific Plan.

CEQA GUIDELINES § 15182

CEQA Guidelines § 15182, *Residential Projects Pursuant to a Specific Plan*, provides a statutory exemption for residential projects undertaken pursuant to a specific plan, provided the project meets the requirements specified in §15182. In order to qualify for a statutory exemption pursuant to § 15182, project must meet the following conditions:

1. The project must be located within an approved Specific Plan for which an environmental impact report (EIR) was certified after January 1, 1980;
2. The project must be in full conformity to the specific plan;
3. The project must consist of a land subdivision, zoning change, or residential planned unit development; and
4. None of the events or circumstances described in CEQA Guidelines § 15162 have occurred.

CEQA provides for two primary classes of exemptions: categorical and statutory. A statutory exemption is absolute; therefore, the specified exemption shall apply if the project fits within its terms.

As noted above, projects only may seek an exemption under § 15182 if none of the events or circumstances described in CEQA Guidelines § 15162 have occurred. Pursuant to § 15162, a project would not suitable for an exemption pursuant to § 15182 if any of the following have occurred:

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 environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur 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 of 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 measure 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 on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the above-cited circumstances are present, and assuming the project meets the four requirements specified in § 15182, then the Lead Agency may approve the project along with a brief explanation in the record documenting the basis for the exemption determination, after which a Notice of Exemption may be filed to reduce the statute of limitations on CEQA challenge.

CONFORMITY TO CEQA GUIDELINES § 15182

The following facts concerning TR 36536 demonstrate that the statutory exemption provisions of CEQA Guidelines § 15182 are met:

- *TR 36536 is located within an approved Specific Plan for which an EIR was certified after January 1, 1980.* TR 36536 involves improvements in Planning Areas 5 and 6 of the Quinta do Lago Specific Plan (SP 284), which was approved by the Riverside County Board of Supervisors in 1994. Concurrent with approval of SP 284, Riverside County also certified EIR No. 371 (SCH No. 19900021097).

- *TR 36536 is fully consistent with SP 284.* The area planned for residential subdivision by TR 36536 is located within Planning Area 6 of SP 284, which is designated "Medium High Density Residential" and allows minimum 4,500 s.f. lot sizes and a maximum of 101 dwelling units. TR 36563 proposes 4,500 s.f. minimum lot sizes and only 84 dwelling units (17 fewer units than allowed by SP 284). Additionally, SP 284 designates Planning Area 6 "Community Park" and a Mitigated Negative Declaration (EA 41966) approved in 2009 analyzed its use as a regional detention basin. As proposed by TR 36536 and consistent with SP 284, Planning Area 6 would function as a detention basin and offer passive recreation areas.

- *TR 36536 consists of a land subdivision.* TR 36536 is a Schedule "A" subdivision of approximately 21.97 acres of land covering SP 284's Planning Area 5. No discretionary approvals would be required to construct and operate the detention basin/park in Planning Area 6 if it were to be developed independently of Planning Area 5; thus, if these improvements were not required in support of TR 36536, they would not be considered a "project" as defined by CEQA and would be exempt from further CEQA review.

- *None of the events or circumstances described in CEQA Guidelines § 15162 have occurred.* Specifically:

  - *Substantial changes are not proposed in the project which will require a major revision to EIR 371 due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects.* All areas planned for physical disturbance as part of TR 36536 were fully accounted for in EIR 371, which assumed full buildout of Planning Areas 5 and 6. Planning Area 5 was subsequently evaluated in an Addendum to EIR 371 (EA 39827) approved in 2005, and Planning Areas 5 and 6 were subsequently evaluated by a Mitigated Negative Declaration (EA41966), approved in 2009. Currently proposed TR 36536 calls for a reduction of development intensity in Planning Area 5 (from 101 to 84 residential lots), and implementation of the approved park/detention basin land use in Planning Area 6. Thus, the project would not involve any new environmental effects or a substantial increase in the severity of previously identified significant effects associated with physical impacts or operational intensity beyond what was evaluated, disclosed, and mitigated for in EIR 371.

  - *There are no substantial changes in the circumstances under which the project would be undertaken that would require major revisions to EIR 371 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.* The project site is surrounded by approved specific plans, the majority of which are developed; Planning Area 6 is already graded; and Planning Area 5 is already partially developed as a detention basin. TR 36536 proposes 17 fewer residential lots than allowed in Planning Area 6 and none of the project's technical studies disclose impacts requiring additional mitigation. There are no changed circumstances associated with implementation of SP 284's Planning Areas 5 and 6 that would result in new or more severe significant effects to the environment, beyond what was evaluated, disclosed, and mitigated for in EIR 371.

  - *There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR 371 was certified, which would result in new or more severe environmental effects to the environment.* As noted above, TR 36536 would not create any physical impacts beyond what was assumed in EIR 371. TR 36536 calls for 17 fewer residential lots than allowed in Planning Area 6 by SP 284, which would lessen previously disclosed operational impacts. Planning Area 6 is already graded, a portion of Planning Area 5 is already developed as a detention basin, and there are no conditions in the remaining portion of Planning Area 6, such as the emergence of sensitive biological resources, which would result in new or more severe impacts beyond what was evaluated, disclosed, and mitigated for in EIR 371.

  - *There are no mitigation measures or alternatives which were previously found to be infeasible but that would, in fact, be feasible and substantially reduce one or more significant environmental effect.* No mitigation measures pertaining to Planning Areas 5 and 6 were previously found infeasible. The alternatives discussed in EIR 371 pertained to the entire SP 284 area and are precluded from being feasibly considered because a majority of SP 284 is built out.

  - *There are no mitigation measures or alternatives which are considerably different from those analyzed in EIR 371 that would substantially reduce one or more significant effects on the environment.* TR 36536 would implement the adopted Quinta do Lago Specific Plan. No additional mitigation measures are required. There are no alternatives to the development of

Planning Areas 5 and 6 that would substantially reduce environmental effects. Planning Area 6 is already graded for residential development and a portion of Planning Area 5 already contains a detention basin.

Based on the foregoing analysis, it is our opinion that TR 36536 meets the conditions specified in CEQA Guidelines § 15182, and therefore qualifies for a statutory exemption requiring no further CEQA documentation.

Please contact me to discuss the information contained herein at (714) 397-4224, or contact me by e-mail at tzinn@tbplanning.com.

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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Anna Hoover

October 14, 2013

RECEIVED
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ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

VIA E-Mail and USPS

Mr. Matt Straite
Project Planner
Riverside County TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Pechanga Tribe Comments Regarding Tract Map 36536, APNs 963-100-003 & -004 and 963-060-021, County of Riverside

Dear Mr. Straite;

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the Land Development Committee (LDC) hearing which occurred October 10, 2013. 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 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 Project is located in an area that has been heavily utilized by the Tribe's ancestors and we believe that the potential for impacting cultural and archaeological resources is high. Although the Tribe has not received a formal notice or request for consultation on this Project, we do have concerns and would like to discuss the proposed development further with the County. We request that all the Tribe's comments, including this letter, be incorporated into the official record of approval for this Project.

THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government[1] and the State of California[2] that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4 (SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)

In the event that a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment will be processed on this Project, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

PECHANGA CULTURAL AFFILIATION TO THE PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of the Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names and village complexes, rock art,

[1]See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

[2] See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

pictographs, petroglyphs and an extensive Luiseño artifact record in the vicinity of the Project. The Tribe further asserts that this culturally sensitive area is affiliated specifically with the Pechanga Band of Luiseño Indians because of the Tribe's specific cultural ties to this area. The Tribe considers any resources located on this Project property to be Pechanga cultural resources.

The Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Many anthropologists and historians who have presented boundaries of the Luiseño traditional territory include this region in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area, which comprises the Project property. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on projects in the nearby vicinity and has specific knowledge of cultural resources and sacred places near the proposed Project.

The Tribe would welcome the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands associated with this Project.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and

irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. Although it appears on aerials that the majority of the Project has already been graded to some extent, there is still open space on the Property that could contain cultural resources in additional to buried resources. We would like to discuss the project further with the County; however, given the sensitivity of the Project area, it is the position of the Pechanga Tribe at this time that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archeological surveys or excavations performed.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

The Pechanga Tribe officially requests to consult with the County and to receive official notice of all actions concerning this Project pursuant to CEQA. To date, no environmental

documents, including archaeological studies have been made available to the Tribe for review. The Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, development and grading plans, and archaeological site records. The Pechanga Tribe may request that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project. We can discuss this further in our consultation.

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 impact.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact me at 951.770.8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might schedule a meeting. Thank you.

Sincerely,

Anna Hoover
Cultural Analyst

cc: Pechanga Office of the General Counsel
David Jones, Riverside County Geologist

Riverside County
Waste Management Department
Hans W. Kernkamp, General Manager-Chief Engineer

October 16, 2013

RECEIVED
OCT 17 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 36536 — Subdivide 29.55 Acres into 84 Single Family Lots (APN: 963-100-003)

Dear Mr. Straite:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located north of Brussels Street, south of Benton Road, east of Leon Road, and west of Cognac Street within the Southwest Area Plan. In order to mitigate the potential solid waste impacts of TR 36536 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 36536:

1. a) **Prior to issuance of a building permit for EACH construction phase,** 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, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.

   b) **Prior to issuance of an occupancy permit for EACH construction phase,** 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.

2. 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 development of 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 determination, transportation, and disposal

of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-888-722-4234.

3. 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.

4. 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) 486-3283.

Sincerely,

Sung Key Ma,
Planner IV

PD #144147

EASTERN MUNICIPAL WATER DISTRICT
SINCE 1950

March 05, 2013

Board of Directors

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Board Secretary and Assistant to the General Manager
Rosemarie V. Howard

Legal Counsel
Lemieux & O'Neill

MDS CONSULTING
17320 REDHILL AVE, STE 350
IRVINE , CA 92614

Dear MDS CONSULTING:

Re: SAN53 – Will Serve – TR 36536

Eastern Municipal Water District (EMWD) is willing to provide **water and sewer** service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Development Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4447.

Sincerely,

FRED AZIMIE
NEW BUSINESS DEVELOPMENT
Engineer
azimief@emwd.org

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

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

March 5, 2014

Mr. Matt Straite, Contract Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1056FV13
Related File No.: TR36536 (Tentative Tract Map)
APN: 963-100-003, 963-100-004, 963-060-021

Dear Mr. Straite:

On February 13, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. TR36536 (Tentative Tract Map), a proposal to subdivide 29.55 gross acres into 84 single-family residential lots, 1 water quality basin lot, 4 open space lots, and one 7.58-acre remainder lot for a future dog park and detention basin, located easterly of Winchester Road, northerly of Benton Road, westerly of Cognac Street, southerly of Brussels Street, and primarily east of Leon Road, **CONDITIONALLY CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, 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 4 and pending Federal Aviation Administration (FAA) review of Lot 29, which has now been completed, subject to the following conditions included herein (as modified to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on February 26, 2014):

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. The proposed land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use.

2. The project is located within an area below 55 CNEL from aircraft noise impacts.

3. The project is not located beneath or near the extended centerline of the runway.

4. The project's design is influenced by drainage requirements beyond the boundaries of the project itself that impact the density.

CONDITIONS:

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, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must 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, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

4. 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 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

   In the event that the requirements of this condition cannot be met, the permittee shall work with the Riverside County Economic Development Agency – Aviation Division and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.

5. Prior to the issuance of building permits for any structures with a top point exceeding 1,387 feet above mean sea level, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing. **[This condition shall be considered to have been MET for Lot 29 as of February 26, 2014.]**

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on February 26, 2014 for Aeronautical Study No. 2013-AWP-6999-OE:

6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed tract map (Aeronautical Study No. 2014-AWP-747-OE) and has determined that neither marking nor lighting of structures will be 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 elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 1,398 feet above mean sea level; provided, however, that structures located more than 4,000 feet from the northerly terminus of the runway at French Valley Airport may exceed an elevation of 1,398 feet at top point by one foot for every 100 feet that their distance to the runway exceeds 4,000 feet. Thus, a structure located 5,000 feet from the northerly terminus of the runway shall not exceed an elevation of 1,408 feet above mean sea level.**

8. **The maximum elevation cited above shall not be increased, nor shall any structure be developed at coordinates that are closer to the runway than the coordinates specified in the Federal Aviation Administration letter dated February 26, 2014, without further review by the Airport Land Use Commission and the Federal Aviation Administration.**

9. **Temporary construction equipment such as cranes used during actual construction of structures shall not exceed the height of the structure or be stationed at coordinates that are closer to the runway than the coordinates specified in the Federal Aviation Administration letter dated February 26, 2014, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**

10. **Within five (5) days after construction of structures 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 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

RB:bks

cc: CV Communities (applicant/landowner)
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division
Simon Housman, ALUC Chairman
ALUC Staff

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RCA Joint Project Review (JPR)

JPR #: 07 03 20 01
Date: 10/19/07

Project Information

Permittee: **County of Riverside**
Case Information: **CUP 03467/HANS 1058**
Site Acreage: **38 acres**
Portion of Site Proposed for MSHCP Conservation Area: **0 acres**

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and Other Plan requirements

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 18
Area Plan: Southwest Area Plan

APN	Sub-Unit	Cell Group	Cell
963 060 019	SU 5 – French Valley/Lower Sedco Hills	Independent	5677
963 060 020	SU 5 – French Valley/Lower Sedco Hills	Independent	5677
963 060 021	SU 5 – French Valley/Lower Sedco Hills	Independent	5677
963 100 001	SU 5 – French Valley/Lower Sedco Hills	Independent	5575
963 100 007	Not a part	Independent	Not a part

Comments:

a. Proposed Constrained Linkage 18 consists of an unnamed drainage located in the south-central region of the Plan Area. This constrained linkage connects Proposed Core 2 (Antelope Valley) to the west with Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension). Existing agricultural use constrains the linkage, and planned land uses surrounding the linkage are limited nearly entirely to community development. The linkage also has a relatively high proportion of land affected by edge (approximately 250 acres of the total 310 acres) and will also be subject to edge effects due to the widening or extension of several facilities, including Washington Street, Briggs Road, and SR 79. Despite these issues, the linkage nonetheless provides live-in and movement habitat for species.

b. The majority of the project site parcels are located in the northeastern corner of Cell 5677 (approximately 25 acres), with a remainder of the site in the southwestern corner of Cell 5575

(approximately 0.3 acres). Conservation within Cell 5677 will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this cell will focus on riparian scrub, woodland and forest habitat, and adjacent agricultural land. Areas conserved within this cell will be connected to riparian scrub, woodland and forest habitat, and agricultural land proposed for conservation in Cell Group B to the west and in Cell 5572 to the north. Conservation within this cell will range from 10%–20% of the cell, focusing in the northwestern portion of the cell.

c. Conservation within Cell 5572 will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this cell will focus on riparian scrub, woodland and forest habitat, and adjacent agricultural land. Areas conserved within this cell will be connected to riparian scrub, woodland and forest habitat, and agricultural land proposed for conservation in Cell #5572 to the west and in Cell #5479 to the north. Conservation within this cell will range from 15%–25% of the cell, focusing in the northwestern portion of the cell. The project site is not in the areas noted for conservation in either of the cells. Therefore, the project does not conflict with the Reserve Assembly.

d. The project proposes approximately 300,000 square feet of commercial development including parking lots and detention basin. The project site currently supports a detention basin, patches of native plants, and remnant sage scrub. The site is reported to be historically used for agriculture and is frequently disked. The Applicant has not provided for open space as part of the project. Given that the project site is located on the opposite side of Highway 79 from the proposed Constrained Linkage 18, and that it is located in areas of the cells not identified for conservation, the configuration and size of the project does not conflict with the Reserve Assembly in this area.

Other Plan Requirements

Data:

Section 6.1.2 – Riparian/Riverine/Vernal Pool Mapping Provided:

Yes. The *Revised DBESP Report for APNs 963-060-019, 963-060-020, 963-100-001, 963-100-007, 963-060-021* dated August 31, 2007, indicates that the project site does support riparian/riverine vegetation. Habitat for vernal pools and fairy shrimp habitat is also present on site.

Section 6.1.3 – Narrow Endemic Plant Species Surveys Provided:

Yes. The project site is located within Narrow Endemic Plant Species Survey Areas for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. Surveys for these species were conducted.

Section 6.3.2 – Additional Species Surveys Provided:

Yes. The project site is located in the Criteria Area Species Survey Area for Davidson's saltscale, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little

mousetail. The project site is also located in the Additional Survey Area for burrowing owl. A habitat assessment and focused burrowing owl surveys were completed.

Section 6.1.4 – Guidelines Pertaining to Urban/Wildland Interface:

No. The project site is not located near Conservation Areas.

Comments:

a. Section 6.1.2: According to the *Revised DBESP Report for APNs 963-060-019, 963-060-020, 963-100-001, 963-100-007, 963-060-021* dated August 31, 2007, and prepared by Jones & Stokes, the site supports three drainage features, three pool features, and one detention basin. The detention basin does not meet the definition of riparian/riverine features per Section 6.1.2. Two of the three drainage features are reported to be artificially created, and are considered non-riparian/riverine. One of the drainages (referred to as Drainage A in the Jones & Stokes August 2007 DBESP) meets the definition of riparian/riverine. Drainage A is tributary to Warm Springs Creek and would be completely impacted by project implementation, resulting in 0.33 acre of permanent impacts. Three vernal pools features are located on site, referred to as Pools A, B, and C, in the DBESP. It should be noted that Pool B was permanently impacted by another developer associated with a sewer construction project and is being mitigated by a separate applicant. Pools A and C were determined to be vernal pools pursuant to the MSHCP, as they both contain vernal pool indicator species, observed ephemeral hydrology, and presence of clay/fine-grained soils in the pool bottoms. However, the pool features are considered to be of low quality. The project will result in a total of 0.95 acre of impacts to both of these vernal pools. Additionally, surveys of these two pools indicated that they do not support the fairy shrimp species protected under the MSHCP. The project will replace its 0.33 acre of impacts to Drainage A by purchasing credits at a 3:1 ratio (0.99 acres) in the Southwestern Riverside Multi-Species Reserve along Tucalota Creek with good-quality willow riparian habitat that has long-term conservation value. The project will mitigate its 0.95 acre of impacts to vernal pools by purchasing habitat at a 2:1 ratio (1.90 acres) from the Barry Jones/Skunk Hollow Mitigation Bank. With the mitigation proposed in the DBESP, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

b. Section 6.1.3: The project site is located in the Narrow Endemic Plant Species Survey Area for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. EcoSystems Restoration Associates conducted focused plant surveys on the project site in 2005. None of the six plants surveyed for under the Narrow Endemic Plant Species were detected on site. The project demonstrates compliance with Section 6.1.3 of the MSHCP.

c. Section 6.3.2: The project site is located in the Criteria Area Species 4 survey area for Davidson's saltscale, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. None of the seven plants under the Criteria Area Species surveyed for were detected on site. Additionally, the site is located within the survey area for burrowing owl. The project biologists conducted a habitat assessment on May 10, 2006, followed by a focused burrow survey on May 11, 2006. Suitable burrows were identified on site. A focused survey effort was

conducted on June 1, 8, 9, and 12, 2006. No owls were observed during any of the six site visits related to the burrowing owl assessment. The project demonstrates compliance with Section 6.3.2 of the MSHCP.

d. Section 6.1.4: The proposed project is not located in close proximity to areas that are currently within or proposed for conservation as a part of the MSHCP Conservation Area; therefore, guidelines contained in Section 6.1.4 are not applicable.

SNS

Sources: Project Boundary French Valley Towne Center, LLC, 2005; P&D Consultants, 2005; Jones & Stokes, 2006

Jones & Stokes

Figure 4
Water Features within the Project Site
French Valley Towne Center

VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

January 13, 2014

Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501

RE: TTM 36536 (QUINTA DO LAGO SP) PA-5 - (FORMERLY TM 33170)

Dear Mr. Straite:

Thank you for the opportunity to review the conceptual park plan for the above referenced project.

The maintenance cost of this park was not originally factored in the annexation for this project. Based on the amount of landscape proposed for Tentative Tract 36536, it is our presumption that this tract will not be able to support this park and would be an additional cost to Valley-Wide Recreation & Park District.

After considering the unique circumstances regarding the project, in effort to be of assistance to the County of Riverside that has always been exceptionally supportive of Valley-Wide Recreation and Park District; we are willing to maintain the recreational portion of this project which seems to be approximately 3.2 acres provided that the developer meets the following conditions:

- We feel that it would be better to eliminate the dog park from this project considering the following:
  - It would be difficult to provide safe parking to facilitate the public use of a dog park that attracts people from other communities.
  - There is already a large dog park planned at Spencer's Crossing which is within close proximity to this project (Briggs Road & Baxter Road).

- Basin maintenance and ownership must be by others because of the following:
  - The basin will be used by the adjacent commercial site per an existing developer agreement and the extent of the use or storm water levels and flows are undetermined.
  - We are concerned that water quality treatment required for the commercial center may not allow for recreational activities.

- Amenities must at a minimum include the following:
  - Legal street side parallel parking
  - ADA access
  - Shade gazebo with picnic tables
  - Shaded tot-lot
  - Double basketball half courts

- Park benches
- Trash receptacles
- Perimeter walking path

Additionally, Tract 33170 was annexed into Valley-Wide LMD Zone 38 based on 140 dwelling units. Under the Tentative Tract Map 36536 it seems that by changing the project from condominiums to conventional single family homes there will be a substantial lot reduction that may not support the amount of proposed landscape. Enclosed for your review is the original maintenance exhibit that indicates over two (2) acres of landscape. In order for Valley-Wide to maintain this landscape as originally intended, the land developer must mitigate the costs of landscape maintenance by possibly amending the original assessment for Tract 33170. Please contact Tiffany Ellis with NBS at (800) 676-7516 or at tellis@nbsgov.com. We do not know the proposed amount of dwelling units within TTM 36536 but if we were provided this information we would be able to determine what the assessment would need to be.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation & Park District

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID CC006433

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- [x] TRACT MAP
- [ ] REVISED MAP
- [ ] PARCEL MAP
- [ ] MINOR CHANGE
- [ ] REVERSION TO ACREAGE
- [ ] AMENDMENT TO FINAL MAP
- [ ] VESTING MAP
- [ ] EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36536, EA42584, CFG05961 DATE SUBMITTED: 3/14/2013

APPLICATION INFORMATION

Applicant's Name: ADAM SMITH E-Mail: ADAM@CITYVENTURES.COM

Mailing Address: 1900 QUAIL ST.
Street
NEWPORT BEACH CA 92660
City State ZIP

Daytime Phone No: (949) 258-7534 Fax No: (____) _____

Engineer/Representative's Name: ED LENTH E-Mail: ELENTH@MDSCONSULTING.NET

Mailing Address: 17320 REDHILL AVE STE. 350
Street
IRVINE CA 92614
City State ZIP

Daytime Phone No: (949) 251 8821 Fax No: (949) 251 0516

Property Owner's Name: CV COMMUNITIES, LLC E-Mail: _____

Mailing Address: SAME AS APPLICANT
Street
_____
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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.

ADAM SMITH
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.

ADAM SMITH
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): 963-100-003 AND 004 963-060-021

Section: 6 Township: 7 S Range: 2 W

Approximate Gross Acreage: 29.55

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of BENTON ROAD, South of BRUSSELS ST., East of LEON ROAD, West of COGNAC CT.

Thomas Brothers map, edition year, page number, and coordinates: 2010, 929, C1

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):

84 SINGLE FAMILY DETACHED. SCHEDULE 'A'
SUBDIVISION WITHIN SP284 MIN LOT SIZE 5000 SF.

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). TR 33170 (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) _____

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: 56,000 CY

PROPERTY OWNERS CERTIFICATION FORM

I __MATT STRAITE_____, certify that on ___7/22/14_ the attached property owners list was prepared by MATT STRAITE___, APN(s) or case numbers ___TR36536___ 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 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: _____MATT STRAITE_____

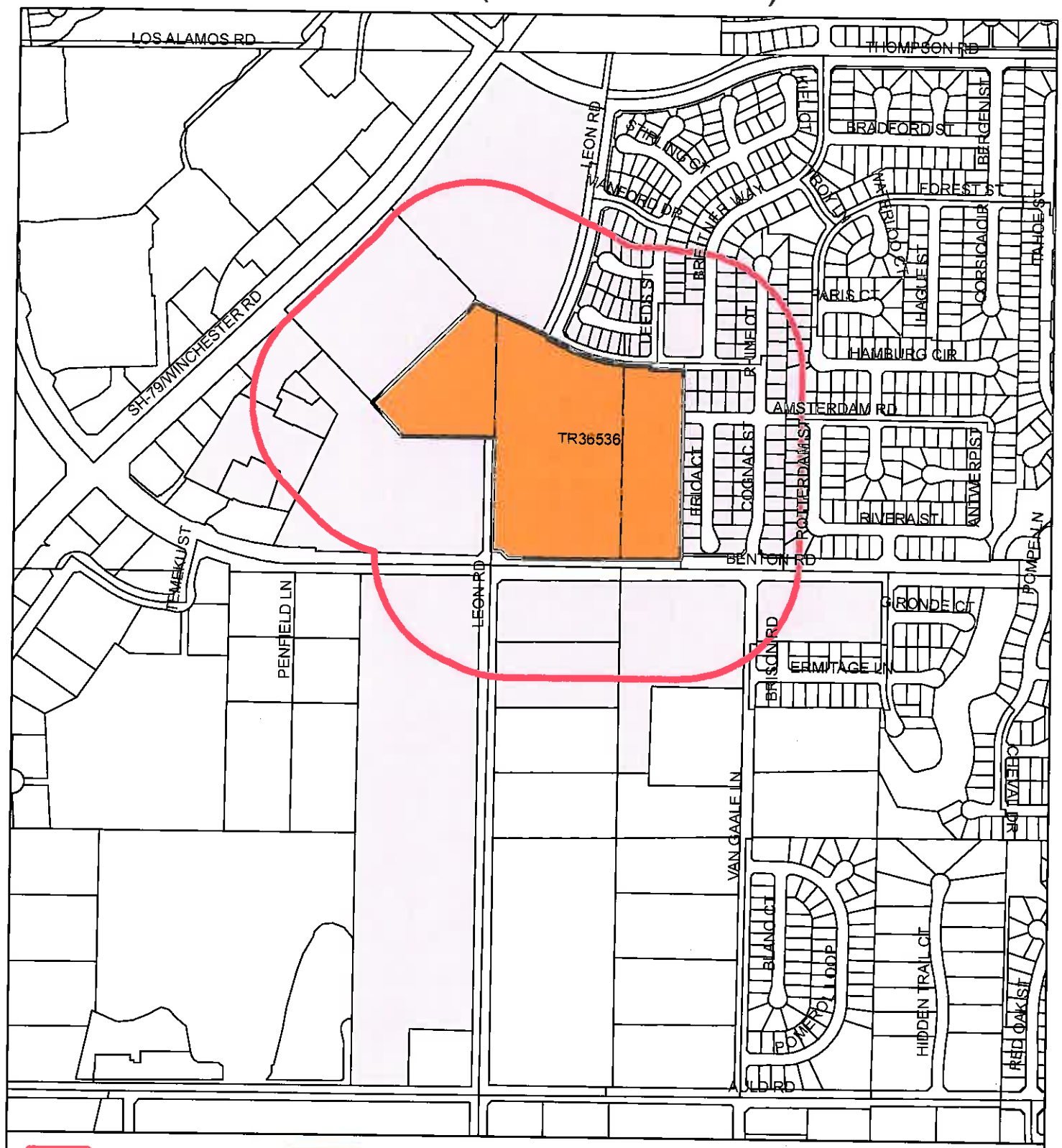
TITLE: _____PROJECT PLANNER_____

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501_____

TELEPHONE: ___951-955-8631_____

checked by
matt
ext 1/28/15

TR36536 (600 Foot Buffer)



Case Owner Buffer
Case Boundary
Parcel Boundaries
Surrounding Owner Parcels

Feet
700 350 0 700

Printed by mstraite on 7/22/2014

Maps and data are to be used for reference purposed only. Map features are approximate, and are not neccessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guaruntee as to the content (the source is often thrird 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.

MARCUS ROST ABBE
31070 FLORENCE CT
WINCHESTER, CA. 92596

JESSIE ALLIN
36458 COGNAC ST
WINCHESTER, CA. 92596

KATHLEEN ALVAREZ
31339 RIVERA ST
WINCHESTER, CA. 92596

PAUL C ANDERSON
36305 RHINE CT
WINCHESTER, CA. 92596

LEON M ANGEL
36474 ERICA CT
WINCHESTER, CA. 92596

ARACELI ANGUIANO
35405 MAYAPPLE CT
MURRIETA, CA. 92563

ALEJANDRO A APPEL
31113 MANFORD DR
WINCHESTER, CA. 92596

MATTHEW ADAM AUGUSTINE
36238 LEEDS ST
WINCHESTER, CA. 92596

GARY W BARBER
P O BOX 890581
TEMECULA, CA. 92589

JAMES S BELKNAP
36330 BREITNER WAY
WINCHESTER, CA. 92596

MARCOS BOCANEGRA
36297 FOREST ST
WINCHESTER, CA. 92596

SHARON E BOSTON
36335 RHINE CT
WINCHESTER, CA. 92596

GREG BREWER
36473 ROTTERDAM ST
WINCHESTER, CA. 92596

DENNIS CARL BROOKS
31065 FLORENCE CT
WINCHESTER, CA. 92596

PUAL N BUENAVENTURA
36418 COGNAC ST
WINCHESTER, CA. 92596

THOMAS D CARMICHAEL
36413 ROTTERDAM ST
WINCHESTER, CA. 92596

DANIEL B CARR
31097 HUNTSMAN CT
WINCHESTER, CA. 92596

LORENZO J CARRASCO
36431 ERICA CT
WINCHESTER, CA. 92596

MICHAEL A CARRASCO
36451 ERICA CT
WINCHESTER, CA. 92596

CARRBRIDGE
C/O WAY POINT HOMES
P O BOX 1226
OAKLAND, CA. 94604

DAVID A CHAICH
36484 ERICA CT
WINCHESTER, CA. 92596

PEDRO CHAIDEZ
36434 ERICA CT
WINCHESTER, CA. 92596

JOSE A CORONA
36318 RHINE CT
WINCHESTER, CA. 92596

GEORGE A CROCKETT
36408 COGNAC ST
WINCHESTER, CA. 92596

THOMAS L CUNNINGHAM
36403 ROTTERDAM ST
WINCHESTER, CA. 92596

CV COMMUNITIES
C/O R MARK BUCKLAND
1900 QUAIL ST
NEWPORT BEACH, CA. 92660

LARRY H DENNIS
36328 RHINE CT
WINCHESTER, CA. 92596

FRANCISCO O DIAZ
36283 BREITNER WAY
WINCHESTER, CA. 92596

ANTHONY DOIRON
36313 BREITNER WAY
WINCHESTER, CA. 92596

BRUCE M DUNN
3700 S WESTPORT NO 1278
SIOUX FALLS, SD. 57106

DUTCH MILL TRADING CO INC
36687 VAN GAALE LN
WINCHESTER, CA. 92596

CHRISTOPHER D DYDZYK
36355 RHINE CT
WINCHESTER, CA. 92596

WALTER C DYE
31202 AMSTERDAM RD
WINCHESTER, CA. 92596

NIHAL J ELQURA
C/O JIRIES S EL QURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO, CA. 92675

NATHANIEL FALZON
36607 BRISON RD
WINCHESTER, CA. 92596

FEDERAL HOME LOAN MORTGAGE CORP
5000 PLANO PARKWAY
CARROLLTON, TX. 75010

BURT G FJELLSTROM
36453 ROTTERDAM ST
WINCHESTER, CA. 92596

FRENCH VALLEY LANDSCAPE MAINTENANCE ASSN
10670 CIVIC CENTER DR
RANCHO CUCAMONGA, CA. 91730

FRENCH VALLEY TOWNE CENTER
C/O JIRIES ELQURA
P O BOX 1175
SAN JUAN CAPO, CA. 92693

MARTIN A GALVAN
36248 LEEDS ST
WINCHESTER, CA. 92596

NATHAN DELANO GARDNER
36471 ERICA CT
WINCHESTER, CA. 92596

BOBBIE JO GARZA
31057 HUNTSMAN CT
WINCHESTER, CA. 92596

HAROLD W GERSTLER
36415 COGNAC ST
WINCHESTER, CA. 92596

TOMMIE L GIBSON
36481 ERICA CT
WINCHESTER, CA. 92596

DONALD L GIFFORD
36461 ERICA CT
WINCHESTER, CA. 92596

GOSHAWK PROP
P O BOX 891000
TEMECULA, CA. 92589

MESKEREM HABTEMARIAM
36488 COGNAC ST
WINCHESTER, CA. 92596

JADE HAMEL
45 105 PUPELE PL
KAREOKE, HI. 96744

JEFFREY HARREL
36454 ERICA CT
WINCHESTER, CA. 92596

BENJAMIN J HOLMES
31107 HUNTSMAN CT
WINCHESTER, CA. 92596

TAMMY L HOLT
36465 COGNAC ST
WINCHESTER, CA. 92596

ROBERT B HOWELL
36463 ROTTERDAM ST
WINCHESTER, CA. 92596

CHAD HUBBARD
35582 PORECLAIN CT
WINCHESTER, CA. 92590

WILLIAM C IJAMES
31092 HUNTSMAN CT
WINCHESTER, CA. 92596

INLAND EMPIRE RESCUE MISSION
C/O JIM PALMER
1 HOPE DR
TUSTIN, CA. 92782

JAMES V IODICE
36424 ERIKA CT
WINCHESTER, CA. 92596

RODNEY T JACKSON
31102 HUNTSMAN CT
WINCHESTER, CA. 92596

ERMINIO JARAMILLO
36300 BREITNER WAY
WINCHESTER, CA. 92596

WILLIAM E JOSEPH
36411 ERICA CT
WINCHESTER, CA. 92596

RICHARD KAIL
31080 FLORENCE CT
WINCHESTER, CA. 92596

KEITH E KEMPER
36433 ROTTERDAM ST
WINCHESTER, CA. 92596

JEFFERSON P KINCAID
36345 RHINE CT
WINCHESTER, CA. 92596

AARON KOREERAT
31112 HUNTSMAN CT
WINCHESTER, CA. 92596

CHRISTOPHER K LANIER
36478 COGNAC ST
WINCHESTER, CA. 92596

ADELINA LEON
31122 AMSTERDAM RD
WINCHESTER, CA. 92596

LIZARDO ALEX R & KARIN REV TRUST
C/O ALEX R LIZARDO
31187 BRUSSELS ST
WINCHESTER, CA. 92596

LOPEZ JOSE S & ROSA F FAMILY TRUST
C/O JOSE S LOPEZ
36303 BREITNER WAY
WINCHESTER, CA. 92596

KENNETH H MAGRINI
39727 WESTCHESTER CT
TEMECULA, CA. 92591

NETH MAISON
36378 RHINE CT
WINCHESTER, CA. 92596

FRANCIS L MARIANI
36308 RHINE CT
WINCHESTER, CA. 92596

GLORIA MARRUFO EVANS
31062 HUNTSMAN CT
WINCHESTER, CA. 92596

MCCLUNG THOMAS W & ALMA E MCCLUNG TRUST
31147 BRUSSELS ST
WINCHESTER, CA. 92596

KAARYN MCKEIRNAN
31127 BRUSSELS ST
WINCHESTER, CA. 92596

COURTNEY L MCMAHON
31072 HUNTSMAN CT
WINCHESTER, CA. 92596

THOMAS T MILLER
16756 CALLADO CT
SAN DIEGO, CA. 92128

GEORGE MINEN
PMB 113
10029 HWY 92 STE 100
WOODSTOCK, GA. 30188

DEBORAH S MOODIE
31095 FLORENCE CT
WINCHESTER, CA. 92596

GUILLERMO MORENO
31052 HUNTSMAN CT
WINCHESTER, CA. 92596

RAUL ALVARADO MORENO
36310 BREITNER WAY
WINCHESTER, CA. 92596

KENNETH R MULHERN
36445 COGNAC ST
WINCHESTER, CA. 92596

VALERIE NASH
36428 COGNAC ST
WINCHESTER, CA. 92596

DOMINIC NEGRON
36464 ERICA CT
WINCHESTER, CA. 92596

HOANG L NGUYEN
C/O KIM NGUYEN JONES
31110 FLORENCE CT
WINCHESTER, CA. 92596

LARS G OTTOSSON
260 OAK ST APT A1
RIDGEWOOD, NJ. 7450

PARKER 215
31162 AMSTERDAM RD
WINCHESTER, CA. 92596

EDWARD J PEARO
36350 BREITNER WAY
WINCHESTER, CA. 92596

JAYME POBLANO
36307 FOREST ST
WINCHESTER, CA. 92596

MICHELE POPIELA
31067 HUNTSMAN CT
WINCHESTER, CA. 92596

JON L POTTER
31207 BRUSSELS ST
WINCHESTER, CA. 92596

DEBRA RATHBONE
36388 RHINE CT
WINCHESTER, CA. 92596

DONALD M RAVANELLI
36435 COGNAC ST
WINCHESTER, CA. 92596

REGENCY CENTERS
C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO, TX. 78279

REMBRANDT HOMEOWNERS ASSN
C/O SHIRLEY MATSON
5950 PRIESTLY DR
CARLSBAD, CA. 92008

MANUEL REYES
36338 RHINE CT
WINCHESTER, CA. 92596

JUSTIN A ROBERTS
36455 COGNAC
WINCHESTER, CA. 92596

MORGAN J ROBERTS
36327 FOREST ST
WINCHESTER, CA. 92596

CLYDE N ROBUCK
31142 AMSTERDAM RD
WINCHESTER, CA. 92596

JUAN RODRIGUEZ
36443 ROTTERDAM ST
WINCHESTER, CA. 92596

KEITH RODRIGUEZ
36423 ROTTERDAM ST
WINCHESTER, CA. 92596

GLORIA A ROGERS
27050 PUMPKIN ST
MURRIETA, CA. 92562

GLORIA A ROGERS
27050 PUMPKIN ST
MURRIETA, CA. 92562

MARCOS A RUBALCAVA
4764 MAYTEN CT
OCEANSIDE, CA. 92057

IRENE SANDERS
32705 SEA ISLAND DR
DANA POINT, CA. 92629

HARRY E SAPP
3031 GOLF CREST RIDGE RD
EL CAJON, CA. 92019

ALLEN H SASANO
36438 COGNAC ST
WINCHESTER, CA. 92596

SCRIPPS WILSHIRE GREENEWAY
C/O SCRIPPS INV & LOANS INC
484 PROSPECT ST
LA JOLLA, CA. 92037

DAVID J SERPA
31085 FLORENCE CT
WINCHESTER, CA. 92596

ASHLEY SEVERO
31047 HUNTSMAN CT
WINCHESTER, CA. 92596

STEVEN SMYTH
44005 NORTHGATE AVE
TEMECULA, CA. 92592

EVERETT H SNYDER
36368 RHINE CT
WINCHESTER, CA. 92596

TERKEL SORENSEN
31077 HUNTSMAN CT
WINCHESTER, CA. 92596

YANFENG SU
10760 CURTIS ST
LOMA LINDA, CA. 92354

DENNIS M TAYLOR
36483 ROTTERDAM ST
WINCHESTER, CA. 92596

MOSES A THOMAS
36401 ERICA CT
WINCHESTER, CA. 92596

MARIA LUZ TIRADO
31082 HUNTSMAN CT
WINCHESTER, CA. 92596

THOMAS R TORNATORE
36325 RHINE CT
WINCHESTER, CA. 92596

ANTHONY ALBERT TORRES
36444 ERICA CT
WINCHESTER, CA. 92596

JESUS C TORRES
31920 PEPPER TREE ST
WINCHESTER, CA. 92596

JUSTA TRUJILLO
36421 ERICA CT
WINCHESTER, CA. 92596

DONNIE G TURNER
36468 COGNAC
WINCHESTER, CA. 92596

US ARMY CORPS OF ENGINEERS
C/O USA
100 W OGLETHORPE AVE
SAVANNAH, GA. 31401

VALLEY WIDE RECREATION & PARK DIST
30627 MENIFEE RD
MENIFEE, CA. 92584

FRANCISCO J VELAZQUEZ
36258 LEEDS ST
WINCHESTER, CA. 92596

ERNEST VILLANUEVA
31117 HUNTSMAN CT
WINCHESTER, CA. 92596

W DEV PARTNERS OF TEMECULA
C/O ROBERT MANN JR
505 SANSOME ST STE 1575
SAN FRANCISCO, CA. 94111

MONROE WASHINGTON
36358 RHINE CT
WINCHESTER, CA. 92596

GUY WEBER
31075 FLORENCE CT
WINCHESTER, CA. 92596

MARGARET L WEIR
36268 LEEDS ST
WINCHESTER, CA. 92596

MICHAEL WEISE
P O BOX 3789
TURLOCK, CA. 95381

PAMELA S WHITE
36290 BREITNER WAY
WINCHESTER, CA. 92596

JOHN D WHITTINGHILL
36295 RHINE CT
WINCHESTER, CA. 92596

CLAUDE P WILLIAMS
31167 BRUSSELS ST
WINCHESTER, CA. 92596

ATTN: John Guerin
Airport Land Use Commission
Mail Stop 1070

ATTN: Jon Vasquez
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Teresa Roblero
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Waste Resources Management,
Riverside County
Mail Stop 5950

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: TR36536

Project Location: In the unincorporated area of Riverside County, more specifically located The project is located in the Southwest Area Plan of Western Riverside County and is within the Coto Do Lago Specific Plan. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

Project Description: The Project proposes a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address:

Exempt Status: ***(Check one)***

☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project *(Sec. 21080(b)(4); 15269 (b)(c))*
☐ Categorical Exemption (_____)
☒ Statutory Exemption (Sec. 15182)
☐ Other: _____

Reasons why project is exempt: Substantial changes are not proposed in the project which will require a major revision to the previously adopted EIR 371 for the project area. Currently proposed TR36536 proposes a reduction in the allowable density that is permitted within Planning Area 6 of Specific Plan 284(from 101 to 84 residential units). The project would not involve any new enivornmental effects or a substantial increase in severity of previously indentified physical impacts or operational intensity.

Matt Straite
County Contact Person

951-955-8631
Phone Number

_____
Signature

Project Planner
Title

July 24, 2014
Date

Date Received for Filing and Posting at OPR: _____

Revised: 07/24/2014: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42584 ZCFG No. 05961 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE A* REPRINTED * R1302393
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****
****

Received from: SMITH ADAM $50.00
paid by: CK 00010966
CFG FEE FOR TR36536
paid towards: CFG05961 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Mar 18, 2013 12:25
MGARDNER posting date Mar 18, 2013

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$50.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

Agenda Item No.: 4.2
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: Third/Third
Project Planner: Matt Straite
Planning Commission: September 17, 2014

GENERAL PLAN AMENDMENT NO. 954
CHANGE OF ZONE NO. 7739
Environmental Assessment No. 41782
Applicant: MDMG INC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 954 proposes to change the site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the site's General Plan Land Use designation from Estate Density Residential (EDR) (2 acre minimum lot size) to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U/Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U/Ac.) for APN's 964-030-008 and 472-210-003. The application was submitted during the permitted period to request foundation changes.

CHANGE OF ZONE NO. 7739 proposes to change the zoning for the subject site from Light Agriculture-5 Acre Minimum (A-1-5) to Planned Residential (R-4).

The project is located north of Benton Road, south of Yates Road, east of Washington Street and west of the Lake Skinner Recreation Area.

ISSUES OF POTENTIAL CONCERN:

General Plan Initiation
During the General Plan Initiation Process (GPIP) for the project Staff had proposed that the project site was not suitable for the higher density requested by the applicant. Staff instead proposed that the property go from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Estate Density Residential (CD:EDR) to allow for growth in the future (see attached GPIP Staff Report). During the GPIP presentation to the Planning Commission, the following comments were provided:

> Commissioner Roth expressed his opposition to prematurely converting rural areas into urbanized lands within the Community Development Foundation Component. Mr. Roth indicated that the County and residents were involved in a lengthy process that created the General Plan and the five-year certainty system and that the certainty system has somewhat been bypassed with policy areas, overlays and cases such as General Plan Amendment No. 954. He felt that the County was speeding up the process of urbanization in some rural areas. Finally, Mr. Roth stated that he has some concerns with both the applicant's proposal and with staff's proposal.
>
> Commissioner Petty explained he concurred with Commissioner Roth's comments; however, he also felt that staff was proposing a reasonable compromise. Mr. Petty indicated that he is willing to give the applicant the benefit of the doubt and it will be up to the applicant to show cause and to notify and include the area residents to the west of the subject site in the discussions regarding the proposal.
>
> Commissioners John Snell, Porras and Zuppardo had no comments.

At the Board of Supervisors GPIP proceedings the applicant's representative indicated that a high school site has now been designated across Washington Street from the northern portion of the project site. The Board of Supervisors, led by Supervisor Stone, asked how this is consistent with Highway 79

O.M.

policy area. Supervisor Stone indicated that the applicant should be permitted to continue processing their version of the proposed project with the understanding that there would be a high bar set and the project would be challenging.

In 2006, after the 2003 General Plan was adopted, the Temecula Valley Unified School District purchased a large plot of land generally bound by Washington Street to the east, Abella Street to the north, Thompson Road to the south with the intention of building a high school. Shortly after that two charter schools were constructed on a portion of the site, K-12th grade, with additional plans to build a Middle School at the corner of Washington and Abelia Street. Staff contacted the School Department for additional information. The Middle School has funding and is estimated to complete construction within 2 years. The High School also has funding and is estimated to complete construction within 4 years.

However, working with the applicant the proposed designations for the site have been revised. The Application, as submitted, was proposing High Density and Commercial Land Use designations, which staff did not support. Traditionally, density patterns work best when they are graduated, slowly transitioning from one to another. For example, large farms are generally incompatible with apartments, but may work well against rural lots without farms. The applicant has since revised the proposal so that the density is more appropriate for the area, they are now proposing Medium Density Residential (MDR) for the center portion of the site and Medium High Density Residential (MHDR) for the northern and southern parcels. With these changes, staff can support the proposal. The reasoning is outlined below in the findings section.

Highway 79 Policy Area Consistency
The General Plan's Highway 79 Policy Area requires that residential development be proposed at 9% below the mid-point of the existing Land Use designation due to transportation infrastructure and capacity deficiencies. Mitigation was added to the project's CEQA document that makes the project consistent with the goals of the policy.

General Plan Findings
In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan and Article II of Ordinance No. 348 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. 954 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify an Foundation Component- Regular amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

   (1) The Riverside County Vision;

   (2) And that the change would not create an internal inconsistency among the elements of the General Plan.

b. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Consideration Analysis:

The first finding per the General Plan Administrative element explains that the proposed Amendment must not create an internal inconsistency among the elements of the General Plan.

A. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency.

> The General Plan envisioned the area as a mix of rural and urban densities. The proposed change would allow an increase in density which is appropriate because a school site has been constructed on the west side of Washington Street, across the street from the project site since the General Plan was approved in 2003. Additional school facilities are also planned for the site. The County General Plan vision discusses many concepts, they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these visons and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the infrastructure required to support this proposed density is existing in the area, the project respects the biological corridors through the appropriate transition to the conservation area to the east of the site, a full range of housing is afforded with this project which increases the mix of densities in the area, respects the need for appropriate density transitions, and most importantly, that the proposed change helps build communities near the schools, which are new in this area since 2003.

B. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

> As discussed above, the State has located a new school campus across the street from the project site. This school campus is intended to accommodate the existing population and growth in the area. Higher density is best suited near a school site. This helps create the shortest distance for school children to get to the school that serves them. In 2003 when the project area was designated Estate Density, there was no school in the area. With the new school site existing two charter schools have been constructed and a High School is planned. The Estate Density Designation currently featured on the site is no longer in the best interest of the community as urban density near schools help foster walkability.

Because the proposed project is changing from one foundation to another, certain findings are required. The foundation findings are above. However, because the Land Use designation itself is also changing (from Estate Density Residential to Medium Density Residential and Medium High Density Residential) findings are required for designation change as well. The five required findings for the Land Use change are[1]:

[1] In addition to the required findings of the General Plan, Ordinance No. 348 Article II specifically requires that the following findings must be made- that new conditions or circumstances disclosed during the review process justify modifying the General Plan (the same as E from the General Plan), that the modifications do not conflict with the overall Riverside County Vision (the same as A(2) from the General Plan), and that they would not create an internal inconsistency among the elements of the General Plan (the same as D from the General Plan. Therefore, if the findings required from the General Plan are satisfied then the findings required in Ordinance No. 348 are also satisfied.

a. The proposed change does not involve a change in or conflict with:

   (1) The Riverside County Vision.
   (2) Any General Plan Principal.

b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

c. 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.

d. The change would not create an internal inconsistency among the elements of the General Plan.

e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

Two of these were addressed in the foundation findings above: a(1) and e. The three additional required for the designation change are analyzed here:

A(2): The General Plan allows for changes to the Land Use Designations. The proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan. There are 15 planning principals in the Appendix, the project is consistent with all principals that can be addressed by a General Plan change (some are County wide, others are project specific). The following is an analysis of the applicable principals to the proposed change.

Principal 1,C discusses the different maturity rates of different communities. This community, in the opinion of staff, is ready for this increase in density due to the addition of the school campus (which will actually be many schools by the time they are built out). In addition when the General Plan was adopted many of the community elements that were foreseen have now come to fruition. For example, The ultimate roadway width of Washington Street (of 152') has begun construction, utilities not present in 2003 are now available at the site, some additional development (consistent with the General plan) has been approved in the area, and new Specific Plans are proposed in the vicinity that are also proposing to increase density. These all reflect the

Principal 1,G discusses the efficient use of the land, and explains that higher density should be appropriate for the area. Staff analysis of this principal is as follows:

The northern parcel:
To the north of the parcel is an approved Tract Map that has not yet recoded. TR32272 has been approved for 38 residential lots with an average lot size of 7,200 square feet. To the east of the northern parcel is Metropolitan Water District Property related to the San Diego Canal and Lake Skinner facilities with a Land Use designation of Public Facilities (PF). To the west is the high school site across Washington Street. To the southwest of the parcel are several established rural single family lots, generally 2 acres in size, in an Estate Density Land Use designation. Therefore, a designation of High Density would still lack an appropriate transition, however, a designation MHDR would be

an appropriate density adjacent to the 7,200 square foot lots to the north. The Estate Density to the southwest is still a concern, but would place the MHDR designation across a major intersection. Additionally, this would place the higher density portion of the project adjacent to the high school where the applicant's proposal would place the high density farther from the school. Placing the MHDR designation on the northern parcel would keep the larger MDR lots adjacent to the Open Space Conservation property located to the east of the project. Lastly, a higher density project places structures closer together. Given the projects location near the Lake Skinner Dam, it's logical to place the higher density further from the dam because in the event of seiche or flooding, greater distance between structures eases the flow of the water through a community.

The center parcel:
As explained above, the density in the center parcel is more appropriate for Medium Density Residential because there are large lot estate homes to across Washington and this would provide a more gradual density transition between the low density homes and the preserve to the east of the site. Additionally this addresses the concerns with the projects proximity to the dam (see below).

The southern parcel:
The parcel to the south is best suited for Medium High Density Residential because the housing that exists to the west is higher in density (generally 8,000 sq foot lots). The lower parcel is also located on an intersection, at Benton and Washington, placing the higher density at an intersection and helping facilitate pedestrian activity by making it easier for school children to cross Washington at the intersection. The property across Washington to the west is also designated Commercial. The placement of MHDR near commercial services also fosters additional opportunities for pedestrian activity called for in the General Plan.

For these reasons, the densities proposed by this development are appropriate at this time.

Principal 2,A, discussing environmental protection, and B, discussing habitat preservation and the need for MSHCP consistency, are addressed in the MSHCP review of the project and through the CEQA document. The project is consistent with all provisions of the MSHCP.

Principal 4,A,1 discusses the need for a variety of housing options and densities, this change will promote a greater diversity on lot sizes in this area, particularly near a new set of schools.

Principal 4,A,3 and 4 discusses the need to distribute density in a rational way. This community, in the opinion of staff, is ready for this increase in density for the many reasons outlined above. These principals explain that density should transmission between communities. This proposed change will foster appropriate transitions (see the discussion regarding transitions in the discussion above for item Principal 1,G).

Principals in 8 pertain to the certainty system. Because this application was submitted in the permitted 5 year window, the project is consistent with this Principal.

B: Upon approval, the foundation will be consistent. Because this application was submitted in the permitted 5 year window, the project is consistent with the certainty principal.

C: As outlined in the consistency with the principals above, the project is consistent with the purposes of the General Plan, as explained in the 11 elements of the General Plan.

D: The project would not create an internal inconsistency within the General Plan. The project was reviewed against the policies of the General Plan, and found to be consistent with them.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Rural Community- Estate Density Residential (RC-EDR)
2. Surrounding General Plan Land Use (Ex. #5):	Community Development- Medium Density Residential (CD:MDR) to the north, Rural Community- Estate Density Residential (RC:EDR), Open Space- Conservation (OS-C) and Community Development- Commercial Retail (CD:CR) to the west, Rural Community- Estate Density Residential (RC-EDR) to the south, and Open Space- Conservation (OS-C) and Public Facilities (PF) to the east.
3. Proposed Zoning (Ex. #2):	Planned Residential (R-4).
4. Surrounding Zoning (Ex. #2):	One Family Dwelling (R-1) to the north, Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south.
5. Existing Land Use (Ex. #1):	Vacant and single family dwelling.
6. Surrounding Land Use (Ex. #1):	Vacant land to the east, scattered single family dwellings to the west and north, vacant to the south.
7. Project Data:	Total Acreage: 53.94 Gross Acres
8. Environmental Concerns:	See attached environmental assessment

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2014-008 recommending adoption of General Plan Amendment No. 954 to the Board of Supervisors as shown in Exhibit #6; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY GENERAL PLAN AMENDMENT NO. 954 as initiated by the Board of Supervisors; but

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41782**, 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,

APPROVE GENERAL PLAN AMENDMENT NO. 954 amending the Land Use designation for the subject property from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5 D.U/Ac.), Medium High Density Residential (MHDR) (5-8 D.U/Ac.); in accordance with Exhibit #7, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7739, amending the zoning classification, for the subject property from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors

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 proposed project is consistent with the proposed Medium Density Residential (MDR) (2-5 D.U/Ac.), Medium High Density Residential (MHDR) (5-8 D.U/Ac.).

2. The project site is surrounded by properties which are designated as Medium Density Residential (MDR) to the north, Public Facility (PF) and Open Space Conservation Habitat(OS-CH) to the east, Estate Density Residential (EDR) to the south, and Commercial Retail(CR), Open Space Conservation (OS-C) and Rural Community Estate Density Residential to the west of the project location.

3. A new collection of school campuses have been constructed/approved by the state across the street from the site.

4. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency.

5. The infrastructure required to support this proposed density is existing in the area.

6. The project respects the biological corridors through the appropriate transition to the conservation area to the east of the site.

7. A full range of housing is afforded with this project which increases the mix of densities in the area, respects the need for appropriate density transitions, and most importantly, that the proposed change helps build communities near the schools, which are new in this area since 2003.

8. As set forth herein, the proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan.

9. To the north of the parcel is an approved Tract Map that has not yet recorded. TR32272 has been approved for 38 residential lots with an average lot size of 7,200 square feet. To the east of the northern parcel is Metropolitan Water District Property related to the San Diego Canal and Lake Skinner facilities with a Land Use designation of Public Facilities (PF). To the west is the high school site across Washington Street. To the southwest of the parcel are several

established rural single family lots, generally 2 acres in size, in an Estate Density Land Use designation. The proposed change would transition Land Uses between these neighboring uses.

10. Placing the MHDR designation on the northern parcel would keep the larger MDR lots adjacent to the Open Space Conservation property located to the east of the project.

11. The projects location is near the Lake Skinner Dam. It's logical to place the higher density further from the dam because in the event of seiche or flooding, greater distance between structures eases the flow of the water through a community.

12. The density in the center parcel is appropriate for Medium Density Residential because there are large lot estate homes to across Washington and this would provide a more gradual density transition between the low density homes and the preserve to the east of the site.

13. The parcel to the south is suited for Medium High Density Residential because the housing that exists to the west is higher in density (generally 8,000 sq foot lots) and the parcel is located on an intersection, at Benton and Washington, placing the higher density at an intersection and helping facilitate pedestrian activity by making it easier for school children to cross Washington at the intersection.

14. The application was submitted in the permitted 5 year window, demonstrating consistency with the Certainty Principal of the General Plan.

15. The zoning for the subject site is Light Agriculture- 5 Acre Minimum (A-1-5).

16. The project site is surrounded by properties which are zoned Rural Residential (RR) to the east, One Family Dwelling (R-1) to the north, Specific Plan (SP) and Mobile Home Subdivisions-2 ½ Acre Minimum (R-T-R-2 ½) to the west, and Residential Agricultural-2 ½ Acre Minimum (R-T-R-2 ½) to the south of the project area.

17. To the east and south of the project area are vacant tracts and to the north and west are scattered single family dwellings. Located to west of the project area are two charter schools and the development site for a proposed Middle School which will be located at the corner of Washington and Abelia Street.

18. This project is located within Criteria Cell 5567 of the Western Riverside County Multiple Species Habitat Conservation Plan. On June 6, 2011 a letter submitted by the Environmental Planning Division for the County of Riverside identified that the MSHCP conservation required was not outlined for this particular property. The project has completed a Habitat Acquisition and Negotiation Strategy Review(HANS 2055, see attached).

19. The proposed project is not located within a City Sphere of Influence.

20. Environmental Assessment No. 41782 identified that the proposed project, GPA 954 and CZ 7739, would not have a significant environmental impact and that a Mitigated Negative Declaration was prepared.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium High Density (MDR) and Medium High Density Residential (MHDR) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Planned Residential (R-4) 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 project is clearly compatible with the present and future logical development of the area.

5. The 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).

7. The project is consistent with the vision and principals of the General Plan.

8. The project will increase housing and density options in this area of the County.

9. The project will aid in transition between urban development and large lots to the west.

10. The proposed project will contribute to the achievement of the purposes of the General Plan and not create any inconsistencies.

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. City Sphere of Influence;
   b. Fault Zone;
   c. A 100-year flood plain, an area drainage plan;
   d. Located within a high fire area
   e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
   f. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

3. The project site is located within:
   a. The boundaries of the Southwest Area Plan
   b. The boundaries of the Highway 79 Policy Area;
   c. Dam inundation area;
   d. Santa Margarita Watershed
   e. The Valley Wide Recreation and Parks District; and,
   f. The southern half of the property has a low liquefaction potential

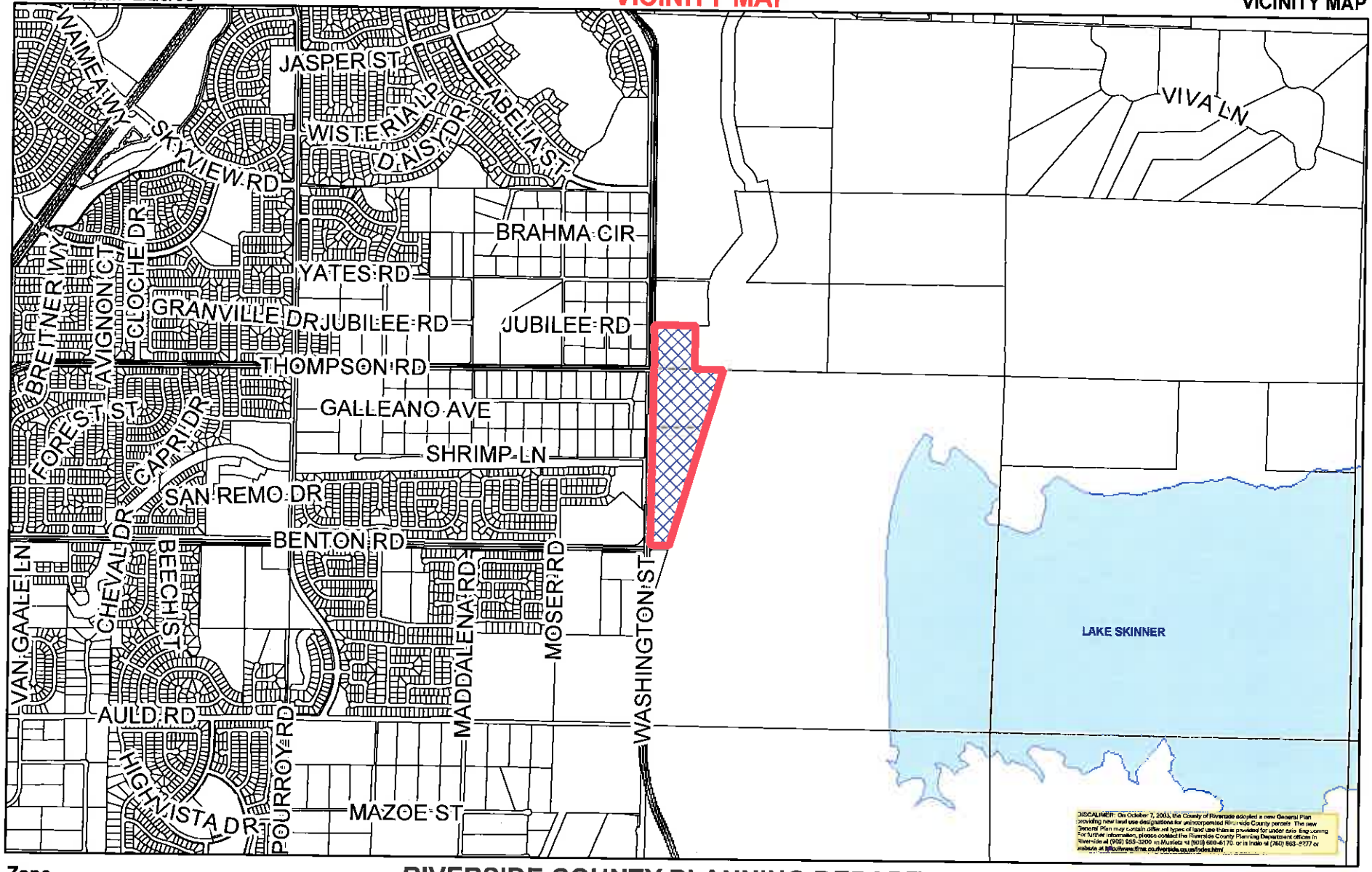
4. The subject site is currently designated as Assessor's Parcel Numbers 964-030-008, 964-030-007, 472-210-003.

Date Prepared: 01/01/01
Date Revised: 08/14/14

Supervisor Stone
District 3
Date Drawn: 2/26/08

GPA00954
VICINITY MAP

Planner: Amy Aldana
Date: 3/06/08
VICINITY MAP



Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 3 & 4

RIVERSIDE COUNTY PLANNING DEPARTMENT

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Feet

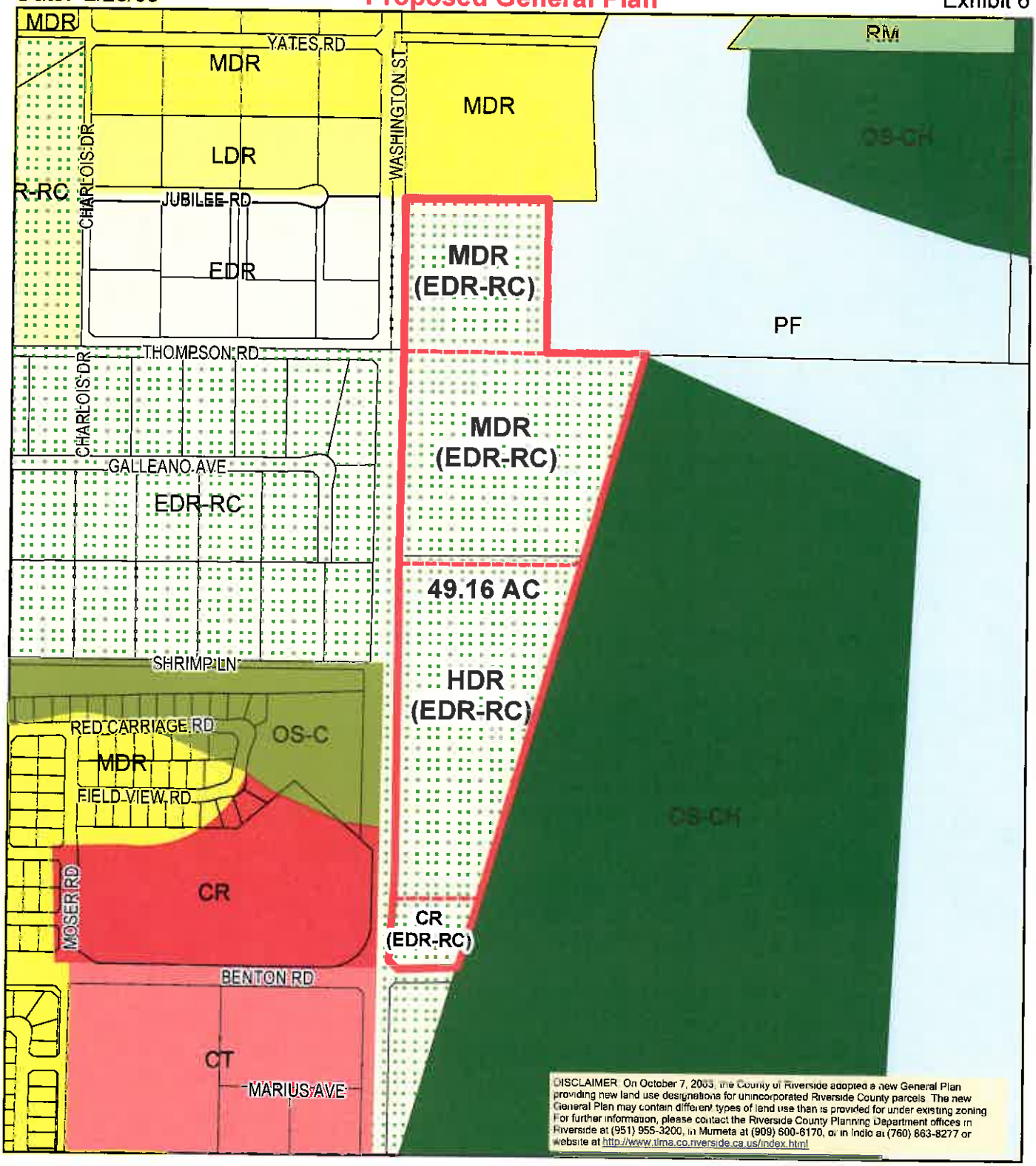
Assessors
Bk. Pg. 472-21
964-03
Thomas
Bros. Pg. 899 G7

Supervisor Stone
District 3
Date: 2/26/08

GPA00954

Proposed General Plan

Planner: Amy Aldana
Date: 3/06/08
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: Rancho California
Township/Range: T6SR2W
Section: 3 & 4

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Assessors
Bk. Pg. 472-21
Thomas 964-03
Bros. Pg. 899 G7

Exhibit 3

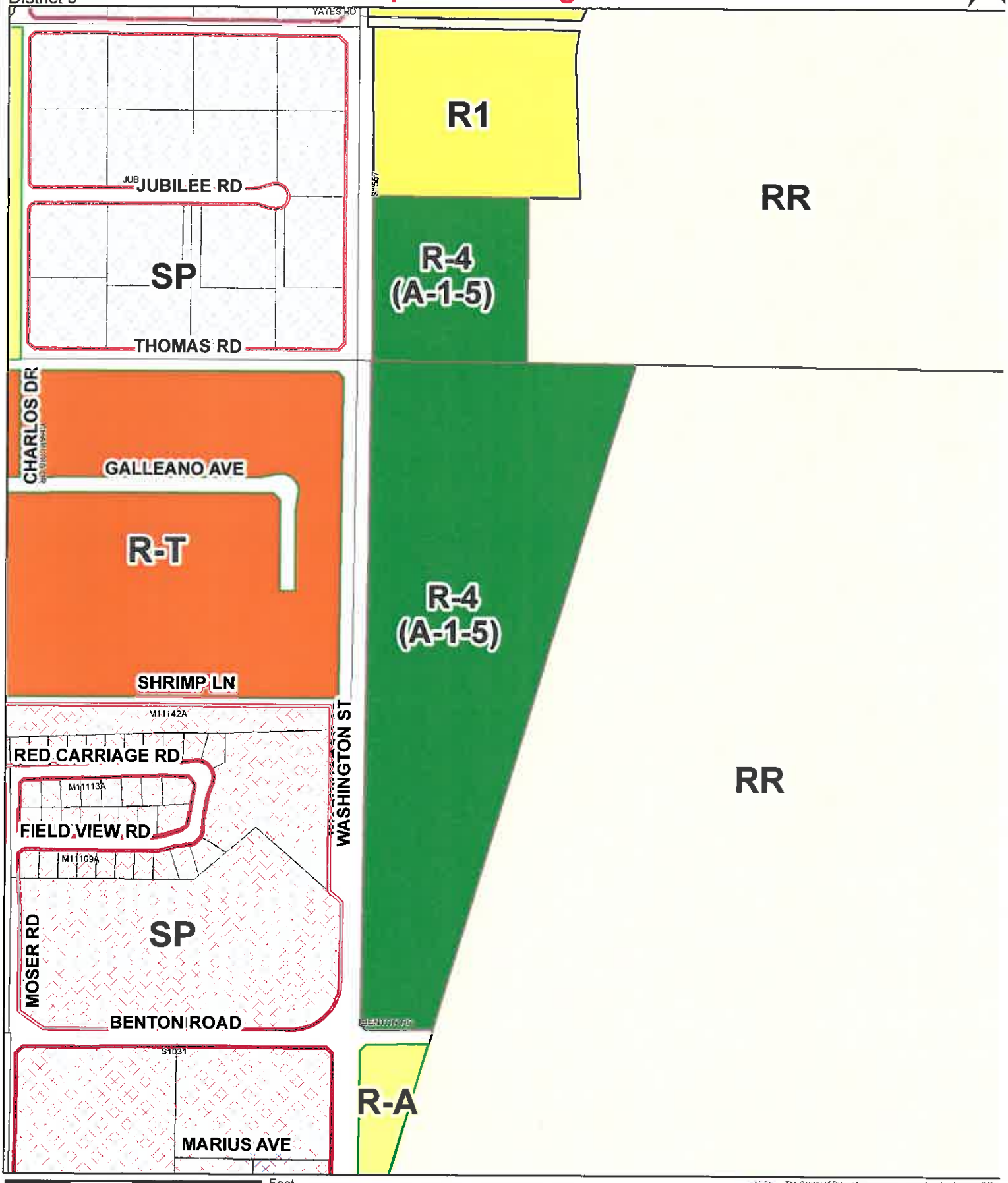
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00954 CZ7739

Proposed Zoning

Supervisor Stone
District 3

N



Feet
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1 inch = 500 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/12/2014

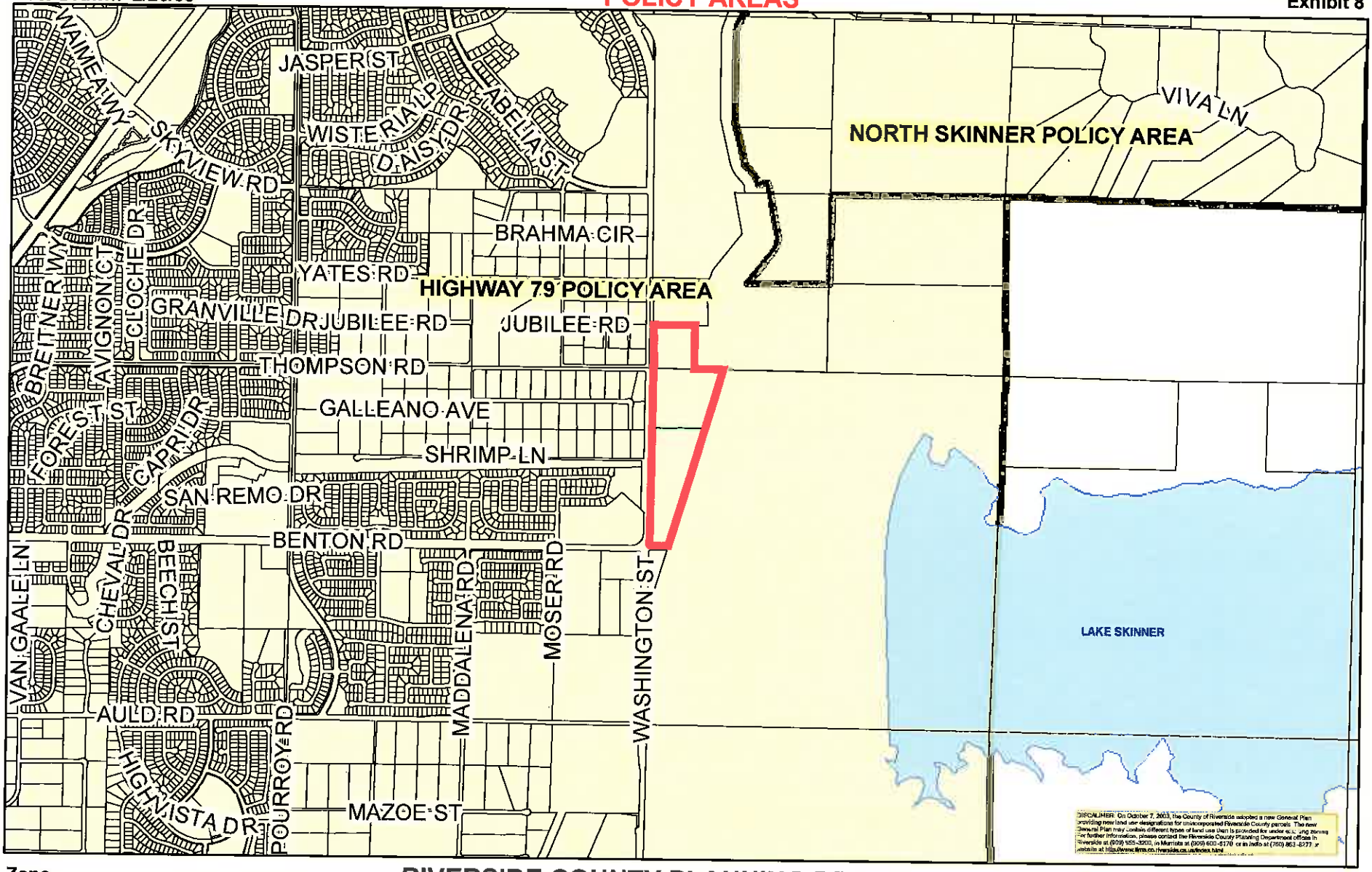
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Supervisor Stone
District 3
Date Drawn: 2/26/08

GPA00954

POLICY AREAS

Planner: Amy Aldana
Date: 3/06/08
Exhibit 8



Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 3 & 4

RIVERSIDE COUNTY PLANNING DEPARTMENT

0 2,200 4,400 8,800 13,200 Feet

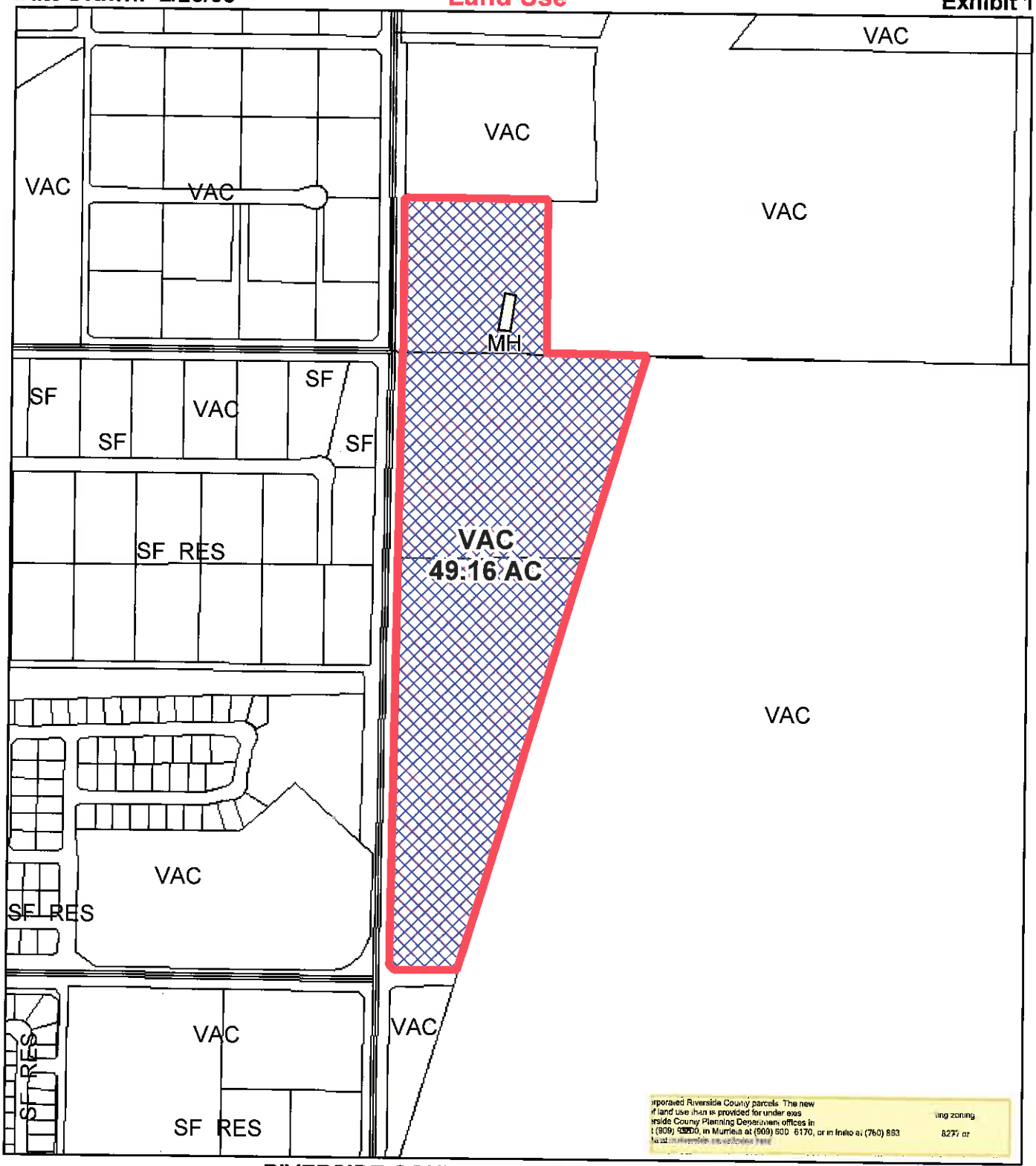
Assessors
Bk. Pg. 472-21
964-03
Thomas
Bros. Pg. 899 G7

Supervisor Stone
District 3
Date Drawn: 2/26/08

GPA00954

Land Use

Planner: Amy Aldana
Date: 3/06/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T6SR2W
Section: 3 & 4

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Feet

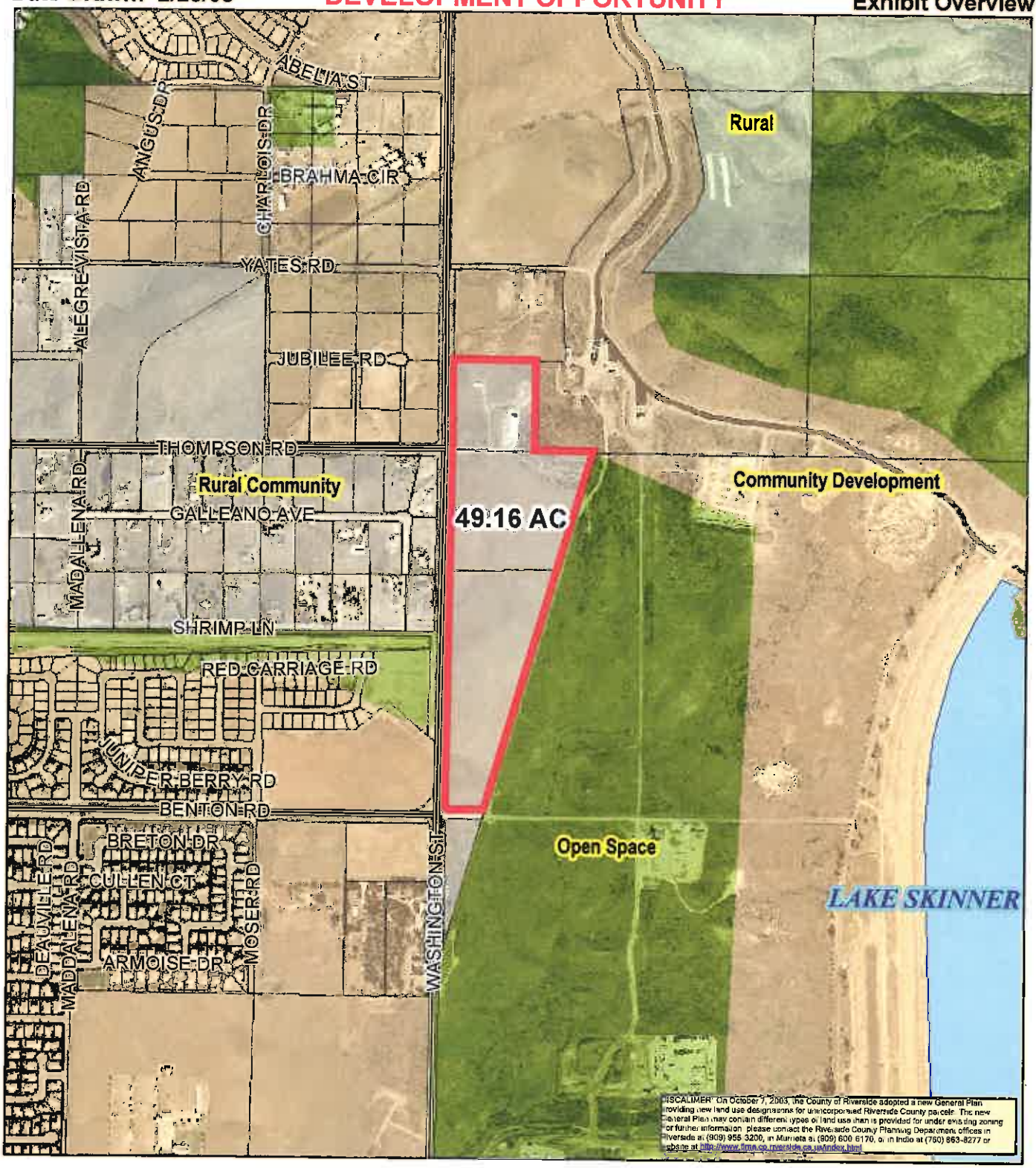
Assessors
Bk. Pg. 472-21
964-03
Thomas
Bros. Pg. 899 G7

Supervisor Stone
District 3
Date Drawn: 2/26/08

GPA00954

DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/06/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: Rancho California
Township/Range: T6SR2W
Section: 3 & 4

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Feet

Assessors Bk. Pg. 472-21 964-03
Thomas Bros. Pg. 899 G7

Exhibit 7

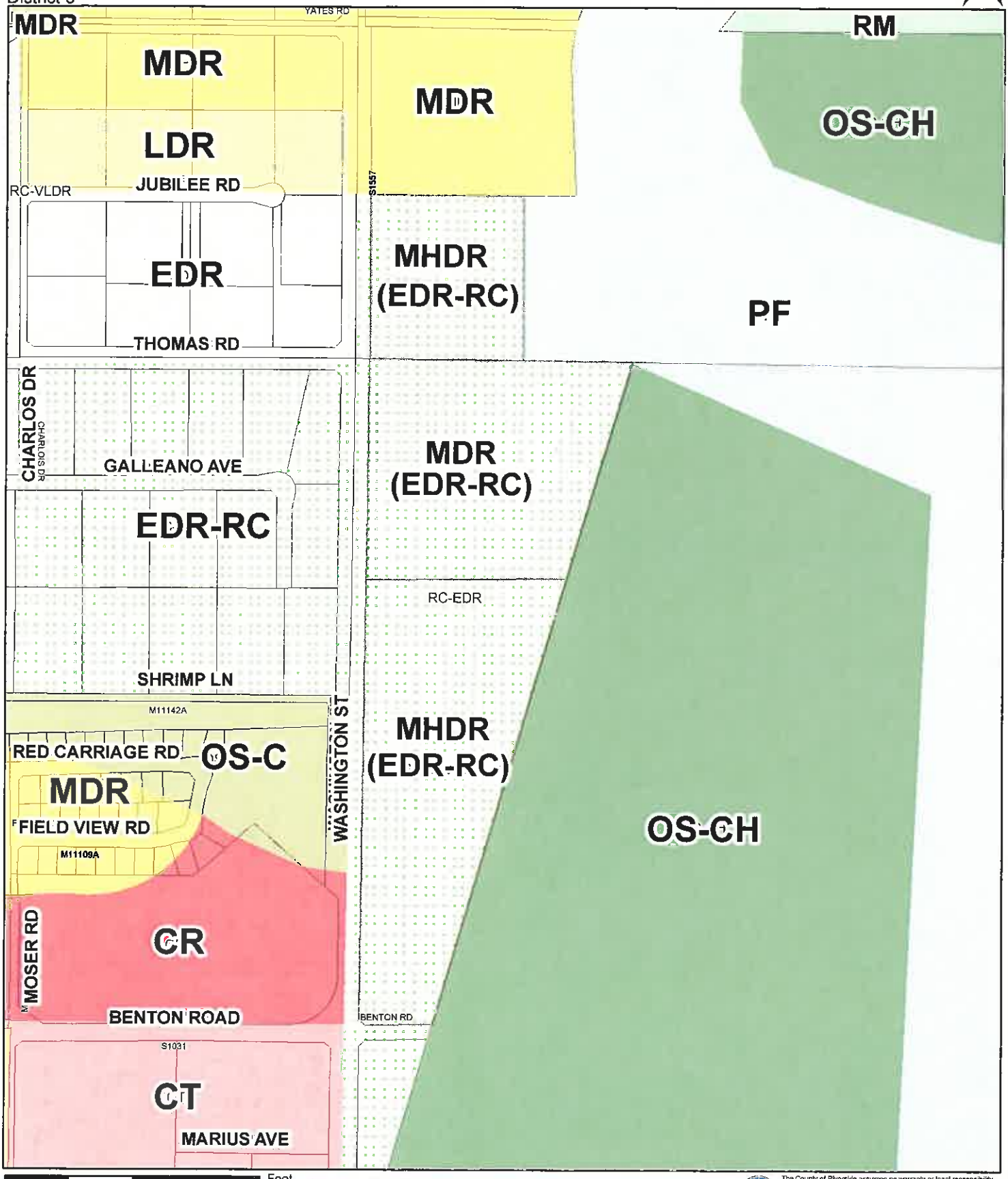
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00954

Supervisor Stone
District 3

Staff Recommended General Plan

N



Feet

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1 inch = 500 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

Printed by mstraite on 8/27/2014

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RESOLUTION 2014-008

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 954

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 September 17, 2014, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is 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 Procedures; 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 September 17, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, Negative Declaration for Environmental Assessment No. 41782; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 954** amending the Land Use designation for the subject property from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5

du/ac), Medium High Density Residential (MHDR) (5-8 du/ac); in accordance with Exhibit #7, and based on the findings and conclusions incorporated in the staff report;

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41782
Project Case Type (s) and Number(s): General Plan Amendment No. 954 and Change of Zone No. 7739
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite or mstraite@rctlma.org
Telephone Number: 951.955.8631
Applicant's/ Engineer's Name: MDMG Inc.
Applicant's/ Engineer's Address: 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Note: All referenced figures are located at the end of this Environmental Assessment Form: Initial Study, not immediately following their reference in the text.

The project proponent has submitted applications to the County of Riverside for a General Plan Amendment - General Plan Amendment No. 00954 (GPA 954) and a Change of Zone - Change of Zone No. 07739 (CZ 7739). These applications; are hereafter referred to as the "Project."

The Project is located on the east side of Washington Street, northeasterly of the intersection of Benton Road and Washington Street. Reference Appendix A, Figure 1, *Vicinity Map*. The Project is comprised of 3 parcels, which total approximately 53.94 acres (gross). Of this, 43.91 acres (2 parcels) are located south of Thompson Road and 10.03 acres are located north of Thompson Road, northeasterly of the intersection of Washington Street and Thompson Road. The parcels sizes, in gross acreage are, from south to north, by Assessor's Parcel Number (APN):

- APN 964-030-008: 23.86 gross acres
- APN 964-030-007: 20.04 gross acres
- APN 472-210-003: 10.03 gross acres

The focus of this Environmental Assessment (EA) will be on the physical changes to the environment that can be anticipated from the implementation of GPA 954 and CZ 7739. In all of the issue areas that will be analyzed in this EA, no physical changes would occur from GPA 954 and CZ 7739. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site specific impacts.

The Project components are discussed in greater detail, below.

General Plan Amendment No. 00954

General Plan Amendment No. 00954 (GPA 954) proposes to amend the County of Riverside General Plan (RCIP) General Plan Foundation Component of the Project site from Rural Community, to Community Development. The southerly most parcel is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MHDR), 5-8 du/acre. The parcel located at the southeastern

corner of Washington Street and Thompson Road is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium Density Residential (MDR), 2-5 du/acre, and the parcel located at the northeastern corner of is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MDR), 5-8 du/acre. Please reference Appendix A, Figure 2, *GPA 954*.

With the approval of the above referenced GPA 945 (and CZ7739, discussed below), approximately 268 single-family residential units could be developed on the Project site. The approximate number of overall units was based on the mid-range of the MDR (2-5 d.u./acre = 3.5 d.u./acre) and MHDR (5-8 d.u./acre = 6.5 d.u./acre). The following are the calculations:

- MDR: 27.85 acres x 3.5 d.u./acre = 98 units
- MHDR: 26.09 acres x 6.5 d.u./acre = 170 units

On March 2, 2010, the Board of Supervisors (Board) adopted an order initiating proceedings for GPA 954 (GPIP), which encompassed the Project area. The request was to amend the General Plan Foundation Component of the Project site from Rural Community to Community Development and to amend the land use designation of the Project site from Estate Density Residential (RC-EDR), 2-acre minimum lot size, within the Highway 79 Policy Area to Medium Density Residential (CD-MDR), 2-5 d.u./acre; High Density Residential (CD-HDR), 8-14 d.u./acre; and Commercial Retail (CD-CR), 0.20-0.35 Floor Area Ratio for APN's 472-210-003, 964-030-007, and 964-030-008. The proposed Project is not consistent with the GPIP. However, the proposed development is less intensive than that approved under the GPIP. It should be noted that the adoption of the order initiating proceedings by the Board does not imply that any amendments will be approved.

Change of Zone No. 007739 (CZ 7739)

Change of Zone No. 007739 (CZ 7739) proposes to change the zoning for the Project site from Light Agriculture – 5-acre Minimum (A-1-5) to Planned Residential (R-4).

Please reference Appendix A, Figure 3, *CZ7739*.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 53.94 acres

Residential Acres: 53.94	**Lots:** TBD	**Units:** TBD	**Projected No. of Residents:** TBD
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

D. Assessor's Parcel No(s): 472-210-003, 964-030-007,and 964-030-008.

E. Street References: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area (Dam and water body).

F. Section, Township & Range Description or reference/attach a Legal Description: Section 34 South West, Township 6 South, Range 2 West and Section 3, Township 7 South Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site consists of vacant dry farmland and one modular home with out-buildings. See *Appendix B,* Site Photos. The following are the surrounding uses:

- North: Vacant, Single-Family Residential
- South: Vacant, Metropolitan Water District (MWD) Robert A. Skinner Filtration Plant
- East: MWD Lake Skinner
- West: Single-Family Residential/Commercial/Park/Vacant/Future High School Site

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.

4. **Safety:** The project is consistent with the policies of the Safety Element.

5. **Noise:** The project is consistent with the policies of the Noise Element.

6. **Housing:** The project is consistent with the policies of the Housing Element.

7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

B. General Plan Area Plan(s): Southwest Area Plan (SWAP)

C. Foundation Component(s): Rural Community.

D. Land Use Designation(s): Rural Community: Estate Density Residential (RC:EDR).

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):** Southwest Area Plan to the north, south, east and west.

2. **Foundation Component(s):**

   - North: Community Development.
   - South: Open Space and Rural Community
   - East: Open Space and Community Development.
   - West: Rural Community, Conservation, and Community Development.

3. **Land Use Designation(s):**

   - North: Medium Density Residential, and Public Facilities.

- South: Open Space - Conservation Habitat, Commercial Tourist, and Estate Density Residential
- East: Public Facilities.
- West: Commercial Retail, Open Space - Conservation, and Estate Density Residential.

4. **Overlay(s), if any:** None.

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

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: Light Agricultural – 5-Acre Minimum (A-1-5).

J. Proposed Zoning, if any: Planned Residential (R-4).

K. Adjacent and Surrounding Zoning:

- North: One Family Dwelling (R-1), and Rural Residential (RR).
- South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), and Rural Residential (RR).
- East: Rural Residential (RR).
- West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

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	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☒ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

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.

Signature | Date

Matt Straite | For Juan C. Perez, Interim Planning Director

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 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?	☐	☐	☐	☒

Source: Southwest Area Plan (SWAP), Figure 9, *Scenic Highways*.

Findings of Fact:

a-b) The Project site is located in the Southwest Area Plan (SWAP). According to the SWAP, three (3) highways have been nominated for Scenic Highway status:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway (COR GP SAP, p. 47).

The Project site is located approximately 5.5 miles from I-215, 8.5 miles from I-15, and 8 miles from SR79S, at its closest point.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources, which would include having a substantial effect upon a scenic highway corridor within which it is located; or, substantially damaging 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. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

For the aesthetic consistency of the future residential components of development, applicable design guidelines for the Project site shall include:

- Countywide Design Guidelines; and
- Landscape Review Guidelines.

Policies for the protection of scenic resources and character of the community are contained in the SWAP. Nighttime light pollution is also addressed under County Ordinance No. 655 ("Regulating Light Pollution").

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Sources: Riverside County Land Information System (RCLIS), Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6, *Palomar Nighttime Lighting Policy*.

Findings of Fact:

a) The proposed Project is located within Zone B of the Palomar Nighttime Lighting Policy Area according to Figure 6, *Palomar Nighttime Lighting Policy*, in the Southwest Area Plan section of the General Plan. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the proposed Project to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since the Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, and the potential location of any off-site improvements are also within this range, all future development, consistent with GPA 954 and CZ 7739, must comply with the mandatory requirements of Riverside County Ordinance No. 655. The provisions of Ordinance No. 655 include, but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation 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 area?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Sources: On-site Inspection, Project Application Description.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area for any impacts; or, expose residential property to unacceptable light levels. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

As stated above in V.2 (Mt. Palomar Observatory), any future development, consistent with GPA 954 and CZ 7739, will be required to adhere to the requirements of Riverside County Ordinance No. 655 which regulate light pollution in relation to the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project				
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 within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure OS-2, *Agricultural Resources*, RCLIS, and Project Application Materials.

Findings of Fact:

a) The proposed Project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of

production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and/or CZ 7739, would 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. No impacts are anticipated. No mitigation is required.

b) There are no Williamson Act contracts on the Project site, and while the zoning on the property is Agricultural, the General Plan designations are not. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, would conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. No impacts are anticipated. No mitigation is required.

c-d) The property surrounding the site is not agriculturally zoned. The surrounding zoning is as follows:

North: One Family Dwelling (R-1), Rural Residential (RR), and Specific Plan (SP).
South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), Rural Residential (RR), and Specific Plan (SP).
East: Rural Residential (RR).
West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation 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 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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure OS-3, *Parks, Forests and Recreation Areas*, and Project Application Materials.

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will not 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)); result in the loss of forest land or conversion of forest land to non-forest use; or, 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. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is 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?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook.

Findings of Fact:

a-f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; 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); expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions; involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; or, create objectionable

odors affecting a substantial number of people. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

The proposed Project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of the adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the AQMP. The proposed Project, as implemented, is will result in a change to the General Plan, which could result in potential inconsistencies with AQMP.

In general, the 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 General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight (8) separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the 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). Subsequent development would impact air quality in the short-term, during construction, and in the long-term, though operation and vehicle emissions.

The County imposes standard conditions on grading operations to control fugitive dust. All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan shall be required at the time a grading permit is issued.

In addition, the proposed Project will be required to comply with SCAQMD's Rule 403. Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes.

These are considered standard conditions, and are not considered unique mitigation under CEQA.

The proposed Project will impact air quality resources during construction and through increased automobile emissions. As stated in Section 43 (Circulation) of Transportation/Traffic of this Environmental Assessment, the proposed Project will need to adhere to the Highway 79 Policy Area requirements, as amended, or not.

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

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 regular 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 uses include vacant, residential uses, park and open space. The residential uses are considered sensitive receptors; however, due to the nature of the this subsequent development, substantial point source emissions will not be generated.

Subsequent residential development will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Heavy-duty equipment used during construction of subsequent development will emit odors; however, the construction activity would cease to occur after individual construction is completed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Sources: RCLIS, RCIP - Conservation Summary Report Generator, On-site Inspection, and *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone 7739 HANS 2055 APN 472-210-003*, prepared by Principe and Associates, dated June 17, 2011 (Appendix C).

Findings of Fact:

a-g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; 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); 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; 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; 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; 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; or, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are anticipated. No mitigation is required.

HANS Case No. 02055 was completed on APN 472-210-003 in 2011. No portion of this parcel was required to be preserved under the MSHCP.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

The following information was obtained for the Project, from the RCIP Conservation Summary Report Generator, located at the following link:

http://www.rctlma.org/online/content/rcip_report_generator.aspx

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
472210003	5567	T	9.07	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030007	Not A Part	Independent	18.13	Southwest Area	Not a Part
964030007	5567	T	0.08	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030008	Not A Part	Independent	21.68	Southwest Area	Not a Part

Habitat assessment shall be required for subsequent development, and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
472210003	NO	YES	YES	NO	YES	NO
964030007	NO	YES	YES	NO	YES	NO
964030008	NO	YES	NO	NO	YES	NO

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project				
8. Historic Resources 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?	☐	☐	☐	☒

Sources: On-site Inspection, Project Application Materials, and, *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007,* 008, prepared by Jean Keller, dated June, 2011 (Cultural Report) (Appendix C).

Findings of Fact:

a-b) According to the Cultural Report, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts are anticipated. No mitigation is required.

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

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources 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 outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Sources: Project Application Materials, and *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007,* 008, prepared by Jean Keller, dated June, 2011 (Appendix C) (Cultural Report).

Findings of Fact:

a-d) According to the Cultural Reports, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Archaeological Resources are located sub-surface, and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent cultural resource, or human remains finds, that may be discovered on the proposed Project site.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: RCLIS, Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*.

Findings of Fact:

a) According to the General Plan the Project is in an area of undetermined paleontological sensitivity. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Paleontological Resources are located sub-surface and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent Project impacts that may, directly or indirectly, destroy a unique paleontological resource, or site, or unique geologic feature that may be found on the proposed Project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project				
11. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

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

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is not located within an Alquist-Priolo Fault Zone, or a County Fault Hazard Zone. According to the Geo Report (p. 6), there are no active, or potentially active faults on the portion of the Project site, south of Thompson Road.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to seismic-related ground failure, including liquefaction. No impacts are anticipated. No mitigation is required.

According to the General Plan, there are portions to the south of the Project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones.

Liquefaction is a seismic phenomenon in which loose, saturated, granular soil behaves similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density noncohesive (granular) soil; and 3) high-intensity ground motion. Studies indicate that saturated, loose to medium dense, near surface cohesionless soil exhibits the highest liquefaction potential. Dry cohesionless soil may experience dynamic compaction during an earthquake. In general, cohesive soil may not be susceptible to liquefaction.

According Figure 2, *Regional Geologic Map*, of the Geo Report, the entire Project site is underlain by the following soils:

- Mesozoic Phylite (Mzp); and,
- Quaternary Very Old Axial Channel Deposits (Qvoa).

The Geo Report further concludes that the potential for liquefaction for these soil types are considered nil.

The submittal of a project-specific geotechnical report, which addresses liquefaction potential, is as standard submittal requirement of the County at the time of grading plan submittal. Within this project-specific geotechnical report, project specific project design recommendations will be included. This is a standard condition and not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*, Figures S-13 through S-21 (showing General Ground Shaking Risk), and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to strong seismic ground shaking. No impacts are anticipated. No mitigation is required.

Every project is California has some degree of potential exposure to significant ground shaking. The Geo Report concluded that the site is not located within an Alquist-Priolo Earthquake Fault Zone and there are not any known faults (active, potentially active, or inactive) onsite; active faulting/potential shallow ground rupture is considered unlikely; and the potential for liquefaction to occur beneath the site is considered nil.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	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?	☐	☐	☐	☒

Source: On-site Inspection, Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project being to 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. No impacts are anticipated. No mitigation is required.

The Project site is generally flat and based on Exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. According to p. 4 of the Geo Report, the potential for landslides on the parcels south of Thompson Road is considered insignificant since the site is gently sloping.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*, and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

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

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to 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. No impacts are anticipated. No mitigation is required.

According to the General Plan, Figure S-7, *Documented Subsidence Areas Map,* the lower portion of the Project site is in an area potentially susceptible to subsidence. According to the Geo Report, active faulting/potential shallow ground rupture is considered unlikely, and the potential for liquefaction to occur beneath the site is considered nil.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Sources: On-site Inspection, Project Application Materials, Geologist Review, EIR374 for Specific Plan No. 286, EA39577 for Specific Plan No. 286 Amendment No. 5.

Findings of Fact:

a) Based on the review of the proposed Project by the County Geologist, the Project does not present any other geological hazards or risks. Lake Skinner is located about 2,600 feet to the east of the Project site. The entire Project site is located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment or Zone Change levels. The EIR for the neighboring Specific Plan includes mitigation for Dam Inundation as well; however, the mitigation calls for coordination with emergency services to create evacuation routes, and pursuant with State law, notification of the future home owners of the potential risks of owning a home in an inundation area. Both are also required by the General Plan Safety Policies.

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

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and Project Application Materials.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to change topography or ground surface relief features; create cut or fill slopes greater than 2:1 or higher than 10 feet; or, result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

As a standard condition for development pertaining to manufactured slope, any future development is typically required to 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. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 (2013), creating	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial risks to life or property?				
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to result in substantial soil erosion or the loss of topsoil; be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property or, result in grading that affects or negates subsurface sewage disposal systems; or, have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. No impacts are anticipated. No mitigation is required.

The proposed Project site may be located on expansive soils; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate any potential impacts. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

The Project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. There is one single-family structure on the site, which is proposed to remain. This structure probably features a septic system, but the system is not identified for removal at this time.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is 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?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there are no potential impacts from the Project that would change deposition, siltation,

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

or erosion that may modify the channel of a river or stream or the bed of a lake; or, result in any increase in water erosion either on or off site. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ord. No. 460, Article XV & Ord. No. 484.

Findings of Fact:

a) According to General Plan Figure S-8, *Wind Erosion Susceptibility Map*, the Project site is not located in an area of high wind erosion. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is 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?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Sources: AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

Findings of Fact:

a,b) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential

impacts as the number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 954 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

"Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as "global warming." These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate "early action" control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California's GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect

sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Greenhouse Gas Emissions Significance Thresholds

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,

- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative, or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model, such as CalEEMod.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO_2 equivalent/year. In September 2010, the Working Group released revisions, which recommended a threshold of 3,000 MT CO_2e for mixed-use projects. This 3,000 MT/year recommendation will be used as a guideline for the analysis of subsequent Projects, which shall be consistent with GPA 954 and CZ 7739.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

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

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Project Application Materials, California State Waterboards GEOTRACKER Website, Department of Toxic Substances Control's Hazardous Waste and Substances Site List.

Findings of Fact:

a,b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or, 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. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction of individual projects, there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that SWPPPs prepared for these individual project can reduce such hazards to a less than significant level. The preparation of a SWPPP is considered a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is

anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, will be located off of existing roads. Surrounding parcels are developed. A limited potential to interfere with an emergency response or evacuation plan will occur during individual construction projects. Control of access will ensure emergency access during construction of these individual projects. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are anticipated. No mitigation is required.

No phases of implementation of subsequent development on the Project site, consistent with GPA 954 and CZ 7739, will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within one-quarter mile of the proposed Project site. Both Temecula Preparatory School and French Valley Elementary School are greater than 1,320 feet from the proposed Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites.

According to the GEOTRACKER site, there no are Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites on the proposed Project site. Detailed information can be viewed at the web-link provided below, and referencing Washington Street/Benton Road in the vicinity of the Project site:

http://geotracker.waterboards.ca.gov/map/

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site. This information was verified at the web-link provided below:

http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20&%20Washington%20Street&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the Project site. No additional mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, and Google Maps

Findings of Fact:

a) The proposed Project site is not located within an Airport Master Plan. The closest general aviation airport to the proposed Project site is the French Valley Airport, which is located approximately 2.9 miles to the south-southwest of the proposed Project site. Based on this distance from the Airport, the proposed Project site is not located within an Airport Influence Area that would subject the proposed Project to the airport compatibility zone criteria. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.

b) Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not require review by the Airport Land Use Commission. Please refer to Response 22.a., above. No impacts are anticipated and no mitigation is required.

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

c) The proposed Project site is not 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. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-11, *Wildfire Susceptibility*, and RCLIS

Findings of Fact:

a) According to General Plan Figure S-11, *Wildfire Susceptibility*, and the RCLIS, the Project site is not located within a Wildfire Susceptibility Area. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not 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. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Review.

Findings of Fact:

a,b,
d,g,h) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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). No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, may 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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 and odors).

Future development on the proposed Project, site, which is consistent with GPA 954 and CZ 7739, will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation

Department, to mitigate any potential impacts through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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). No impacts are anticipated. No mitigation is required.

d)

It is not anticipated that any future development, consistent with GPA 954 and CZ 7739, would be of the nature that would 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).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

e,f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not 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; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. There are no potential impacts to or from flood hazards with the exception of dam inundation (see discussion in Section 16, Other Geologic Hazards, regarding seiche).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

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?	☐	☐	☐	☒
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 water body?	☐	☐	☐	☒

Sources: 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, and RCLIS.

Findings of Fact:

a,b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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; or, changes in absorption rates or the rate and amount of surface runoff. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, may 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; or, changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not expose people or structures to a significant risk of loss, injury or

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

death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is located in a dam inundation area. Therefore, Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, will present a potential impact from dam inundation (see discussion in Section 16, Other Geologic Hazards, regarding seiche).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in changes in the amount of surface water in any water body. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Sources: Riverside County General Plan, RCLIS, City of Temecula General Plan Land Use Policy Map (Figure LU-3), City of Temecula General Plan Land Use Focus Areas (Figure LU-5), and Project Application Materials.

Findings of Fact:

a) The proposed Project will change the General Plan and Zoning designation for the site. While the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. For these reasons, the Land Use and zoning impacts are considered less than significant. No mitigation is required.

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

b) The proposed Project will not affect land use within a city sphere of influence. The proposed Project site is located adjacent to, but not within, the City of Temecula Sphere of Influence. It is located within the City of Temecula "Planning Area." Figure LU-5, Land Use Focus Areas of the Temecula General Plan (p. LU-34) identifies the proposed Project area as a "Future Growth Area." The Temecula General Plan Land Use Policy Map (Figure LU-3), as Low-Medium Density Residential (3-6 d.u./acre), Rural Residential (0-0.2 Du/Ac Max), and Open Space. The City typically places designations on County properties that reflect the current County Land Use designations at the time of the Land Use Map preparation. Based on this information, no impacts are anticipated and no mitigation is required.

The proposed Project will not affect land use and/or within adjacent city or county boundaries. As sated above, the proposed Project site is located entirely within the County of Riverside and not within the City of Temecula city limits, or the City's Sphere of Influence. The proposed Project site is not within proximity to any other County boundary. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning 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 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)?	☐	☐	☐	☒

Sources: Riverside County General Plan Land Use Element, Staff review, and RCLIS.

Findings of Fact:

a-e) The proposed Project is not consistent with the site's current zoning. The proposed Project is a General Plan Amendment and Change of Zone. With the approval of these applications, the proposed Project will be consistent with the proposed zoning. As a result, the proposed Project will be consistent with the land use designations and policies of the General Plan. There is no applicable Specific Plan that would apply to the proposed Project site. Any impacts will be considered less than significant. No mitigation is required.

As discussed above in 27, Land Use, while the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. Therefore, the proposed Project will be compatible with existing surrounding zoning, and be compatible with existing and planned surrounding land uses. Any impacts will be considered less than significant. No mitigation is required.

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

Based on all of this information, the proposed Project will not disrupt or divide the physical arrangement of an established community. There are no low-income or minority communities in proximity of the proposed Project site. Any impacts will be considered less than significant. No mitigation is required.

Mitigation: No mitigation is 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5, *Mineral Resources Area.*

a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project, and any subsequent development consistent with GPA 954 and CZ 7739, is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts are anticipated. No mitigation is required.

b) The Project site has not been used for mining. Implementation of the proposed Project and any subsequent development consistent with GPA 954 and CZ 7739, will not result in the loss of

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

availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are anticipated. No mitigation is required.

c) The Project site is not adjacent to an existing surfaces mine. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not cause any incompatible land uses to be located adjacent to a State classified or designated area or existing surface mine. No impacts are anticipated. No mitigation is required.

d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
30. Airport Noise 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 ☒ 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 ☐	☐	☐	☐	☒

Sources: RCLIS, Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

a) The proposed Project site is not 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. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

b) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, would not result in a safety

hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, RCLIS database, Onsite Inspection, and Thomas Guide.

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated to the Project, or any subsequent development consistent with GPA 954 and CZ 7739. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in impacts from highway noise. No impacts are anticipated. No mitigation is required.

The proposed Project site is located adjacent to Washington Street, which is classified as a Major Highway, in the vicinity of Benton Road (a Major Roadway) and Thompson Road (a Secondary Highway). According to Figure 4.13.7 (Projected Noise Contours along Freeways and Major Highways – Major Highway) of the General Plan EIR, 65 dBA is anticipated at a distance of 190' from the centerline of the roadway and 60dBA is anticipated at a distance of 407' from the centerline of the roadway. According to Figure 4.13.39 (Land Use Compatibility for Community Noise Exposure), commercial uses are normally acceptable up to 67.5 dBA; single-family residential uses are normally acceptable up to 60 dBA, and conditionally acceptable. Site planning and noise mitigation measures, similar to those used in the adjacent residential neighborhoods will need to be employed to ensure that any highway noise.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Sources: Project Application Materials, and RCLIS.

Findings of Fact:

The Project is not located near any other source of potential noise. Some noise may come from boats and other watercraft on Lake Skinner, but, due to the physical separation of those noise sources from the Project site, they should not exceed levels that would present any significant impacts. There will be no significant impacts from other noise sources. No additional mitigation is required.

Mitigation: No mitigation is 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Riverside County General Plan, Table N-1, *Land Use Compatibility for Community Noise Exposure*, and Project Application Materials

Findings of Fact:

a-d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; 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; or, exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated. No mitigation is required.

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

Implementation of any subsequent development, consistent with GPA 954 and CZ 7739, will result in an increase in ambient noise levels in the Project vicinity above levels existing without the proposed Project, and will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project. These impacts will occur during the grading and operational phases of the proposed Project.

Due to the scale and nature of any subsequent development, consistent with GPA 954 and CZ 7739, the increase in roadway noise due to increased vehicle trips is considered incremental.

It is not anticipated that any subsequent development, consistent with GPA 954 and CZ 7739, would expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Please reference the discussion, above.

It is also not anticipated that any subsequent development, consistent with GPA 954 and CZ 7739, would result in the exposure of persons to, or generation of ground borne or ground-borne noise levels. There are sensitive receptors adjacent to the Project site. The grading/site preparation is anticipated to be the loudest part of the construction process. Any vibration impacts are considered short-term and will not result in an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d. Affect a County Redevelopment Project Area?	☐	☐	☐	☒
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)?	☐	☐	☒	☐

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

Sources: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

There is one home on the site; however, the home would become is inconsistent with the proposed GPA and CZ. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No mitigation is required.

e) The proposed Project does not provide the opportunity for physical disturbance of the property; however, it should be noted, that currently, the Riverside County General Plan Southwest Area Plan (SWAP) projects a 2020 buildout of this area with an 110,177-person population, 36,586 dwelling units, and 32,997 employment opportunities. The Project proposes approximately an additional 244 dwelling units (from 24 units to 268), which would yield an additional population of approximately 735 people (3.01 persons per household). This increase will represent a 0.0066 percent increase in the population projected for the SWAP. The proposed Project would have an incremental impact on the County of Riverside General Plan population projections, associated General Plan EIR analysis and, by extension, the SCAG forecasts. While incremental, implementation of the proposed Project will cumulatively exceed official regional or local population projections; however, due to the small scale of this increase, it will be considered less than significant. No mitigation is required.

f) Due to the nature and scale of the proposed Project, it will not 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). Please reference the discussion in Response 35.e. above. Impacts are considered incremental and less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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	☐	☐	☐	☒

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 fire services. No impacts are anticipated. No mitigation is required.

Future development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including fire. The Fire Department will review all subsequent development and will require standard conditions be assessed to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, all subsequent projects shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services	☐	☐	☐	☒

Sources: Riverside County General Plan, and Ordinance No. 659.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 sheriff services. No impacts are anticipated. No mitigation is required.

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

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739 will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, all future development shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools ☐ ☐ ☐ ☒

Sources: Temecula Valley Unified School District web site, and RCLIS.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 schools. No impacts are anticipated. No mitigation is required.

The proposed Project site is located with the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities, from future development, consistent with GPA 954 and CZ 7739, will be offset through the payment of mitigation fees to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. **Libraries** ☐ ☐ ☐ ☒

Source: Riverside County General Plan.

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

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 libraries. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. **Health Services**	☐	☐	☒	☐

Source: Riverside County General Plan.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 health services. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including the heath services. However, health care provision is generally driven by market forces, and any increase in population is generally addressed through market demand forces.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation a. Would the project include recreational facilities or require the construction or expansion of recreational	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒

Source: RCLIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), and Parks & Open Space Department Review.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment; 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; or, be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts are anticipated. No mitigation is required.

As discussed above in Section V.35 (Population and Housing - Housing), the total maximum potential increase from the Project would be from 24 units to 268 or roughly from 73 residents to 735 residents using a generation factor of 3.01. This results in a total population increase of 711.

Park acreage and facilities will be required. The County's current formula for calculating required parkland is:

268 units x 3.01 persons/house = 735 residents
(735/1000) x 5 = 3.68 acres

A total of approximately 3.68 acres of active park area will need to be implemented in conjunction with the Project.

There is no CSA for this area; therefore, there will be no impacts.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. **Recreational Trails**	☐	☐	☐	☒

Source: SWAP, Figure 8, *Trails and Bikeways.*

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact recreational trails. No mitigation is required.

According to Figure 8, *Trails and Bikeways* of the SWAP, a regional trail is required along Washington Street, adjacent to the proposed Project site. At the time of the review of any subsequent applications, consistent with GPA 945 and CZ 7739, County Staff will ensure that this trail is designed as part of subsequent project(s).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
43. 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 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?	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
maintenance of roads?				
g. Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
h. Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
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-b,
f-i) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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; 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; cause an effect upon, or a need for new or altered maintenance of roads; cause an effect upon circulation during the project's construction; result in inadequate emergency access or access to nearby uses; or, 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. No impacts are anticipated. No mitigation is required.

The Prject site is located along Washington Street which has been classified as an Urban Arterial (152' ROW) on the General Plan's Circulation Element (typically 6 to 8 lanes and primarily used for through traffic). The Project site is bordered by Open Space: Conservation Habitat and Public Facilities to the east; Medium Density Residential to the north, Rural Community: Estate Density Residential to the south and designations found in the Community Development and Rural Community Foundation Components to the west across Washington Street. The Community Development Foundation Component can be found on both the east and west sides of Washington Street given its current classification as an Urban Arterial. Washington will be able to accommodate the generally 107 unit increase proposed by the Project; however traffic studies will be done when an actual development is proposed that will assure the streets can accommodate the traffic created by an eventual Project.

The Project site is located within the Highway 79 Policy Area of the Southwest Area Plan (SWAP). The following objectives have been established in the SWAP for the Highway 79 Policy Area:

- SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth.

The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

- SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

Since the adoption of the General Plan, SWAP and Highway 79 Policy Area, numerous transportation infrastructure projects have been completed, most notably, improvements to Highway 79 (Winchester Road). Due to these improvements, the County is currently revisiting the Highway 79 Policy Area criterion as it applies to this Project, and other projects within the Highway 79 Policy Area boundaries. The County is now in the process of allowing flexibility in the interpretation of the Highway 79 Policy Area language and modifications to this language is imminent.

The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations."

The following mitiation will be added to the Project:

" The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate.

- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE

(Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the mid point of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was [MDR & MHDR]. This condition does not apply to implementing project, which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate."

Any future development, consistent with GPA 954 and CZ 7739, will be required to pay the appropriate Development Impact Fee (DIF), prior to the issuance of a building permit. In addition, 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. Lastly, it is anticipated that the Project will need to participate in a Road and Bridge Benefit District (RBBD). These are standard conditions of approval and are not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c-d) The proposed Project will not 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; or, 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. None of these are in proximity of the proposed Project, such that these would occur. There will be no impacts. No mitigation is required.

e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts are anticipated. No mitigation is required.

Any future improvements will be to County standards. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: GPA954 MM1: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a

fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

44. **Bike Trails**	☐	☐	☐	☒

Source: SWAP, Figure 8, *Trails and Bikeways*.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact bike trails. No mitigation is required.

According to Figure 8, *Trails and Bikeways* of the SWAP, a regional trail is required along Washington Street, adjacent to the proposed Project site. At the time of the review of any subsequent applications, consistent with GPA 945 and CZ 7739, County Staff will ensure that this trail is designed as part of subsequent project(s).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Sources: Department of Environmental Health Review, and California Emissions Estimator Model (CalEEMod) User's Guide Version 2013.2.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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; or, have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. No impacts are anticipated. No mitigation is required.

A review of the EMWD 2010 Urban Water Management Plan (2011) documents the water availability for this Project and the whole EMWD service area, when the water shortage contingency plan and demand management measures are taken into account. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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, and City of Murrieta General Plan EIR, Section 5.16 (Wastewater).

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

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will 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; or, 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. No impacts are anticipated. No mitigation is required.

A daily wastewater generation rate is about 100 gallons per day (gpd) per residential unit. Assuming 268 units at build-out, the proposed Project is forecast to generate up to 26,800 gallons of wastewater per day for the residential component of the Project.

This wastewater will be delivered to Eastern's Temecula Valley Regional Water Reclamation Facility. According to the EMWD website this facility currently has typical daily wastewater flows of 12 million gallons million gallons per day. The plant's capacity is 18 MGD. The Project's 0.097 MGD generation of wastewater would consume 0.002 percent of the remaining capacity. This consumption of capacity will not cause the construction of new wastewater treatment facilities. Thus, the proposed Project will consume some capacity of the existing Water Reclamation Facility, but the level of adverse impact is considered less than significant.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒
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, and California Emissions Estimator Model (CalEEMod) User's Guide Version 2013.2.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not need to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or, comply with federal, state, and local

statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). No impacts are anticipated. No mitigation is required.

The Project site is located approximately 20 miles south of two County regional municipal landfills, El Sobrante and Lamb Canyon. The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive about 5,000 tons of refuse per day and had an estimated total disposal capacity of approximately 15.646 million tons as of June 30, 2009. As of January 2011, the landfill had a total remaining capacity of approximately 8.647 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2021. During 2010 the Lamb Canyon Landfill accepted daily average volume of 1,703 tons and a period total of approximately 529,744 tons. Landfill expansion potential exists at this landfill site.

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 1910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. It encompasses 1,322 acres, of which 645 acres are permitted for landfill operations. According to the El Sobrante operating permit, the Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons per week of refuse. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2045.
A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 268 residences. Average residential daily solid waste generation would be about 3,484 lbs. per day (1.74 tons), or 1,271,660 lbs./year (635.83 tons/year).

Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be about 0.87 tons per day for disposal at either the El Sobrante Landfill or the Lambs Canyon Landfill. This is approximately one ton per day or an increase in solid waste disposal of about 0.05% at either landfill. Thus, the proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

48. 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?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Sources: Application Materials, Southern California Edison, The Gas Company, and City of Murrieta General Plan EIR, Section 5.12 (Electricity and Natural Gas).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the electricity 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. No impacts are anticipated. No mitigation is required.

The proposed future residences uses will consume electricity. Electricity is supplied to the Project by Southern California Edison. Electrical power exists directly adjacent to the Project site along Washington Street. Annual estimated electricity consumption for single residential units is approximately 2,590 kWh/d.u./year. For the proposed 268 residential units, annual energy consumption is estimated to be about 694,290 kWh/year or about 694 MWH/year. Adequate electricity supplies are presently available in southern California to meet this forecast demand.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

Findings of Fact:

b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the natural gas 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. No impacts are anticipated. No mitigation is required.

The ultimate development of the proposed Project will be connected to The Gas Company's natural gas distribution system. According to SCAQMD consumption data, new residential units consume 6,665 cubic feet per month (MCF). Annual consumption of natural gas by the proposed 268 single-family residential units is forecast to be about 1,786,220 MCF. Adequate commercial natural gas supplies are available to meet this forecast demand.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the communication systems requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Based on existing arrangements in the Project area, it is anticipated that the communication system will be provided to the ultimate users by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

d) Please refer to the discussion of the drainage system in the hydrology section of this document (Section 25) as it pertains to any subsequent development, consistent with GPA 954 and CZ 7739. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No additional mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact street lighting, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

New streetlights, in future development, will be installed by the proposed Project in accordance with standard requirements and County Ordinance No. 655. The installation of these lighting improvements are part of the proposed Project and with compliance with Ordinance No. 655, the installation and future operation of these street lights can be accomplished without causing significant adverse environmental impact.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

Findings of Fact:

f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Ultimate development on the Project site will add new roads and may add circulation system improvements to the County's circulation system. Other project features, such as street lights, will also require future maintenance by the County. Ongoing maintenance costs will be covered by annual property taxes of the proposed Project and the future maintenance of public facilities will not cause significant adverse environmental impacts in the future.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Findings of Fact:

g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact other governmental services, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

h) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not conflict with adopted energy conservation plans, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

All future development, consistent with GPA 954 and CZ 7739 must incorporate all of the current energy conservation design measures established by State law under Title 24. These requirements will be met for the new structures that will be installed if the proposed Project is approved. Therefore, the proposed Project will not have any conflict with energy conservation plans.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☐	☒

Source: Title 24 Energy Conservation Requirements.

Findings of Fact:

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

Refer to the discussion under Issue 48 above. The Project will comply with all Title 24 energy conservation requirements. No conflict with any adopted energy conservation plans would occur when future development, consistent with GPA 954 and CZ 7739 is implemented.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

49. 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.

Findings of Fact: As discussed in Section 7, Biological Resources – Wildlife & Vegetation, Section 8, Cultural Resources – Historic Resources, Section 9, Cultural Resources – Archaeological Resources, and Section 10, Cultural Resources – Paleontological Resources, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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. No impacts are anticipated.

50. 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)?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project does not have impacts which are individually limited, but cumulatively considerable. No impacts are anticipated.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source: Staff review, project application

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

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project would not result in environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts are considered less than significant.

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

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:

- County of Riverside General Plan EIR No. 441, EIR374 for Specific Plan No. 286, and EA39577 for Specific Plan No. 286 Amendment No. 5.
- Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone 7739 HANS 2055 APN 472-210-003, prepared by Principe and Associates, dated June 17, 2011.
- A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008, prepared by Jean Keller, dated June, 2011.
- Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California, prepared by LGC Inland, dated November 16, 2007.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

AUTHORITIES CITED

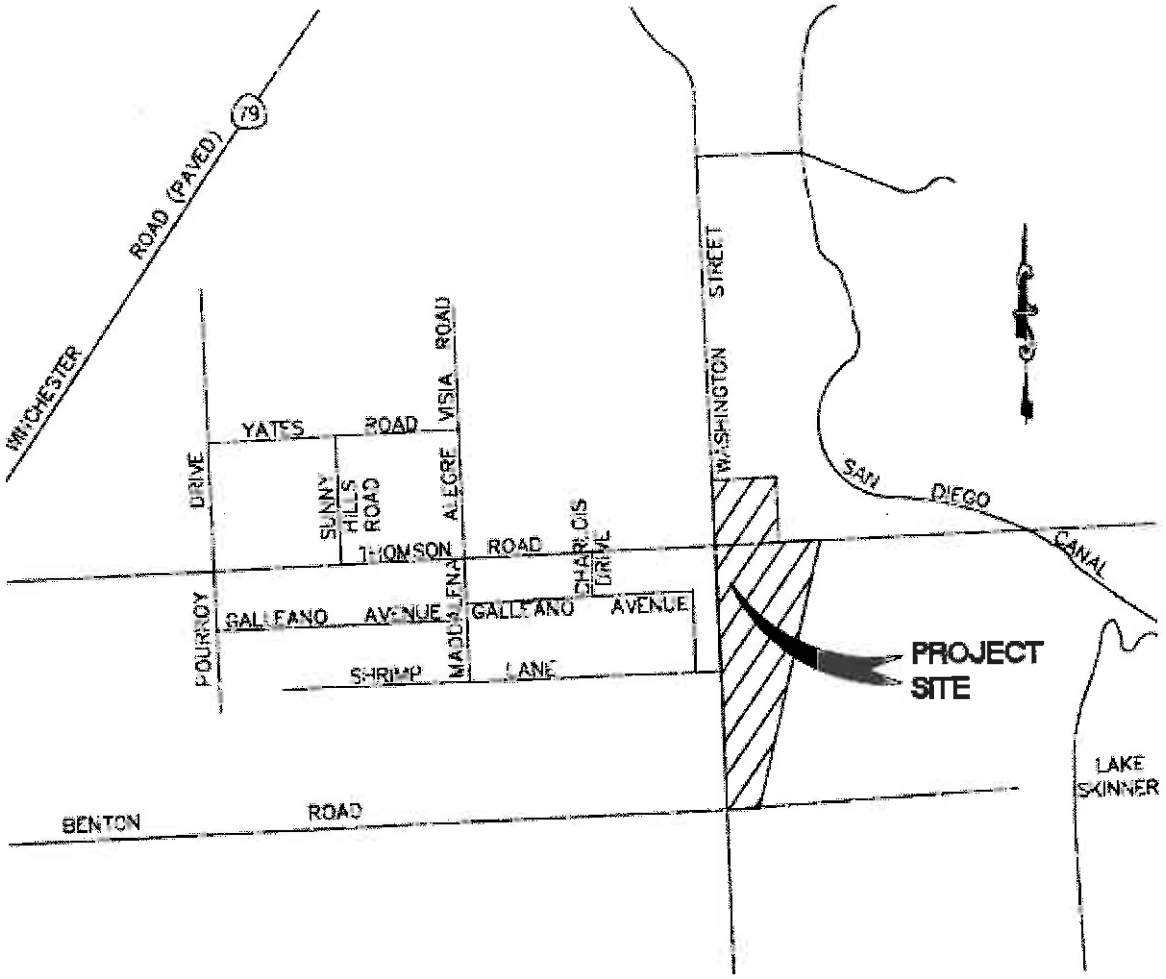
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 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: 8/12/2014 12:47 PM

Appendix A

Figures

Figure 1, *Vicinity Map*



EA No. 41782

Figure 2, *GPA 954*

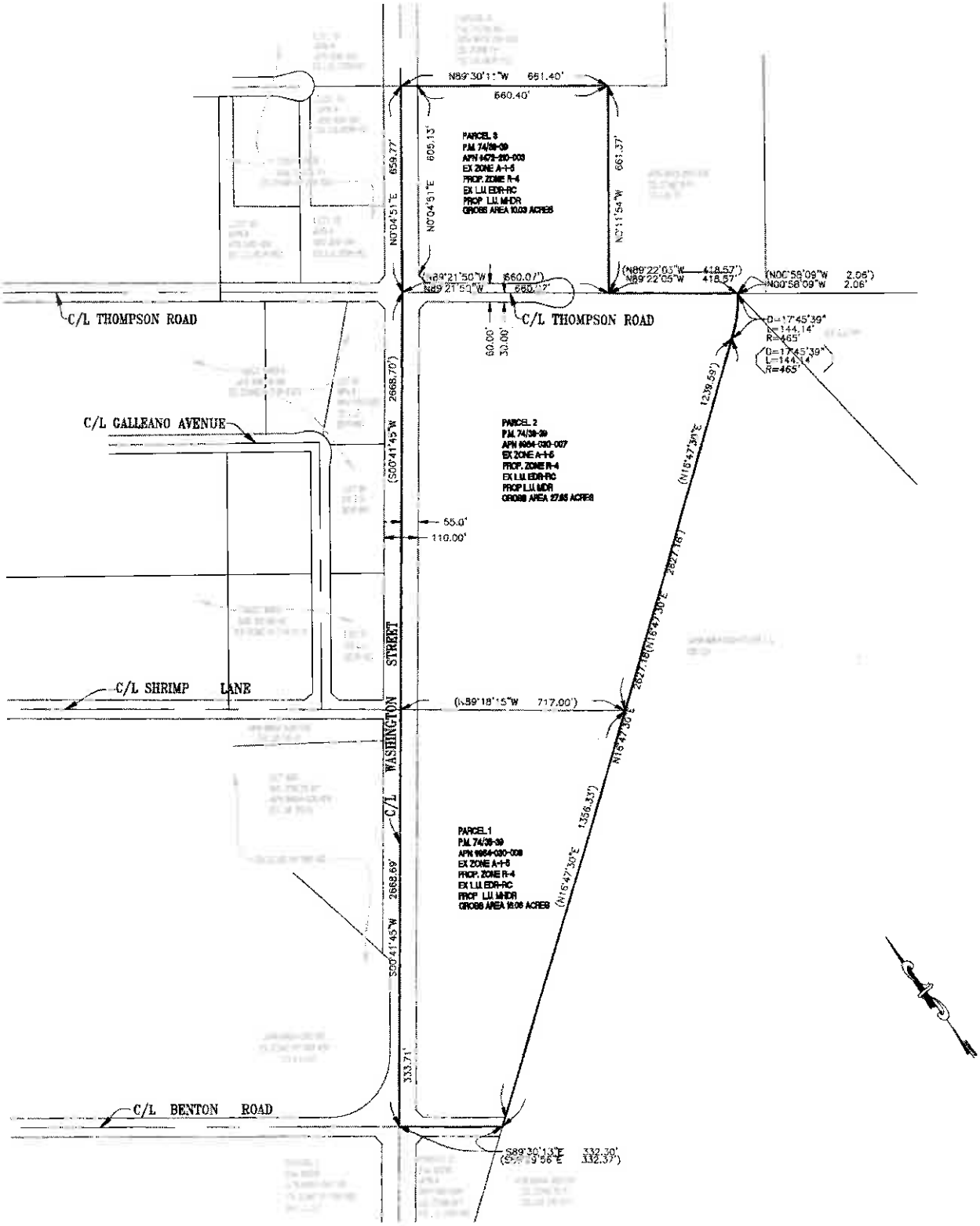
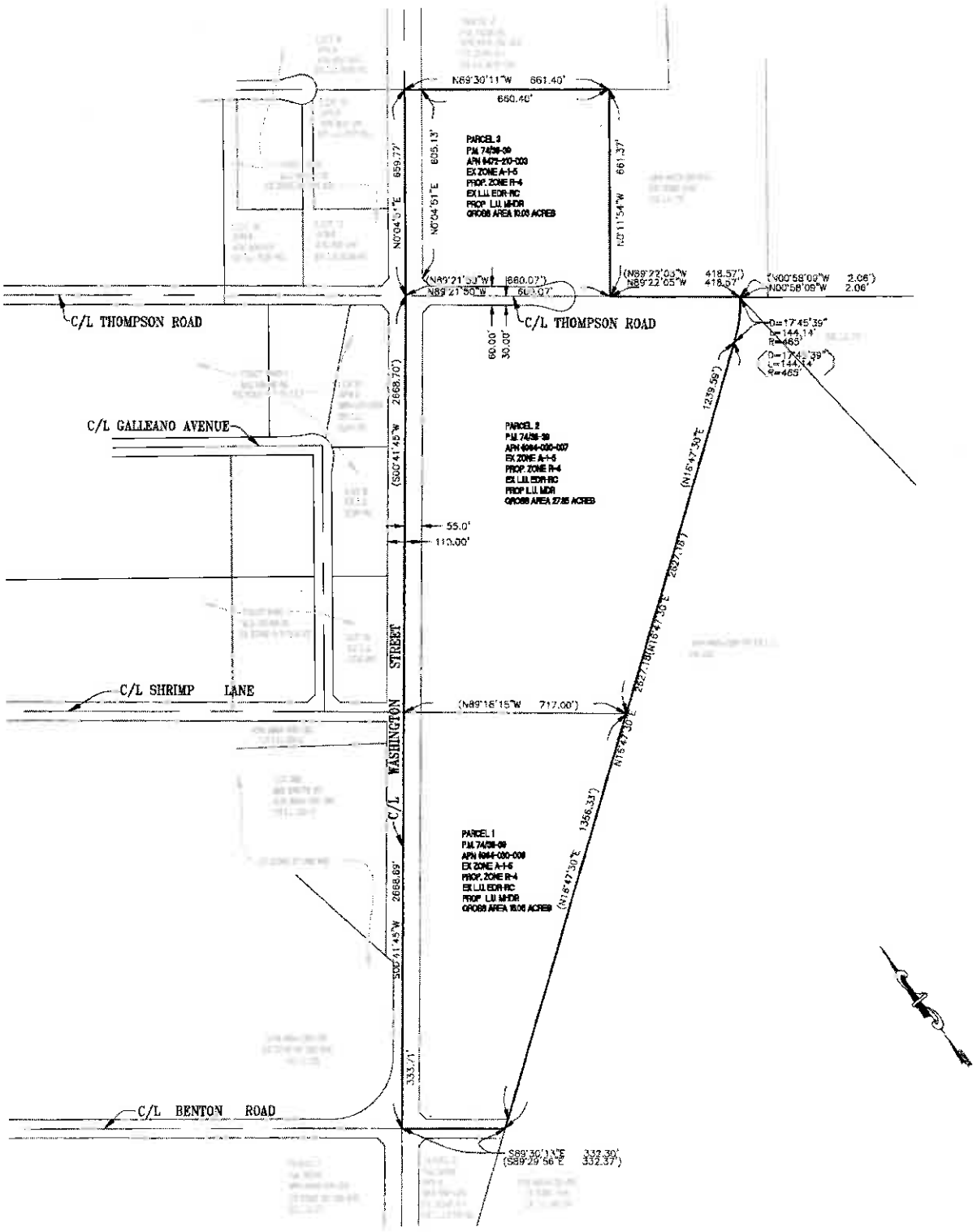


Figure 3, *CZ 7739*



GPA954 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce environmental impacts identified in the project in Environmental Assessment No. 41748, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any project implementing development within the limits of GPA954 (or any area with General Plan classifications changed in conjunction with GPA954 hearings) will be required to report to the County that these have been satisfied. The following table provides the required information which includes identification of the potential impact, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
Transportation /Traffic	GPA925 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director: • Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.	Prior to implementing project approval and/or prior to building permit issuance	Project Proponent	A report or fee must be submitted by any implementing project proponent

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	• Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.			

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

RECEIVED
JUN 09 2011
MDMG, INC.

June 6, 2011

Mr. Larry Markham
41635 Enterprise Circle North, Suite B
Temecula, CA 92590

Dear Mr. Markham:

RE: HANS No. 2055
Case No. PAR01305
Assessor's Parcel Number(s): 472-210-003

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS) application for the subject property. The MSHCP criteria does not describe conservation for this property.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to transmittal to the RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the JPR process to tender a deposit of $1,500 to the RCA.[1] **The RCA will contact you when the deposit for JPR is due.**

Please note that other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Division at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Gregory A. Neal
Deputy Director

GAN: mt

xc: Michael Richard, Ecological Resource Specialist
Mike Foster, Property Owner

[1]Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06

Note: Effective August 9, 2010, the Environmental Programs Department merged with the Planning Department and became a division of that department.

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

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

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Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

October 13, 2010

VIA E-MAIL and USPS

Mr. Matt Straite
Project Planner
County of Riverside TLMA
4080 Lemon Street, 9th floor
Riverside, CA 92521

Re: Pechanga Tribe Comments on General Plan Amendment 954, APNs 472-210-003, 964-030-007

Dear Mr. Straite:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government regarding tribal SB18 consultation for General Plan Amendment (GPA) 954. The Tribe formally requests consultation with the County on this Project pursuant to SB 18. In addition, 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"). These comments are being submitted in addition to, but not in lieu of formal government-government consultation.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to this Project, if not done so already. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Pechanga Tribe has a strong interest in the protection of invaluable Luiseño cultural resources which may be impacted by the proposed Project and has had a long history of working with the County of Riverside in this area and on surrounding projects. As such, we intend to continue our involvement in the preparation process and to submit comments as applicable. We request that all comments be made part of the official record of approval for the Project and for SB18 purposes.

THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government[1] and the State of California[2] that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4 (SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)

As the above-referenced project entails a General Plan Amendment, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

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

[1] See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.
[2] See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, almost all have included the Winchester/Murrieta/French Valley area in their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110).

In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the

oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

> When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

The Tribe is aware of at least eleven cultural sites within a one-mile radius of the Project area. Additional cultural sites are located outside the one-mile radius, adjacent to Lake Skinner, which may represent an individual habitation complex. During recent earthmoving activities this summer (2010), additional cultural resources that were previously unknown and which expands the known resources in the area were identified to the east of Lake Skinner.

Our songs and stories, as well as academic and published works demonstrate the Pechanga/Luiseño people have lived in and used the resources in the project area and surrounding lands for centuries. Pechanga elders and monitors have been consulted and involved in projects in the Domenigoni Valley/Winchester/French Valley area for over 30 years. In the 1970's, Pechanga monitors assisted archaeologists in identifying and documenting cultural sites for the Highway 79 Road Straightening project. The tribe also had more than five (5) monitors

participating in the Eastside Reservoir/Diamond Valley Lake Project in which over 300 sites were recorded. We also have been designated as Lead Tribe on County projects Plot Plan 20392 – French Valley Boys & Girls Club, Lake Skinner Day Use Area. Southwest Justice Center and French Valley Business Center; the Benton Road Tank site with Eastern Municipal Water District; and the Murrieta Marketplace with the City of Murrieta. Pechanga is the culturally affiliated Tribe for projects that impact this geographic region and should be consulted and involved in any ground breaking activities within the Project area.

The Tribe welcomes the opportunity to meet with the County of Riverside to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT CONCERNS AND REQUESTED INVOLVEMENT

Based upon the information provided, it is not clear to the Tribe if development is being proposed for this Project at this time, however because this Project area and its vicinity are highly significant to the Tribe and are rich with cultural resources, any future development of this Project area will have a direct and significant impact on archeological and cultural resources. As such, the Tribe provides these comments to ensure that the County has enough information to begin a proper assessment of potential impacts.

The proposed Project is located in a highly sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

Given the sensitivity of the area, inadvertent discoveries are foreseeable impacts and thus need to be appropriately mitigated for within the confines of the Project. The Tribe has not been notified of the field survey nor has it received a copy of the archaeological study. However, regardless of whether cultural and archaeological resources are identified on the surface of the Project, the identification of such resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included.

The Tribe recommends that a thorough archaeological/cultural resources assessment be completed and any existing site records be updated and new ones be completed, if necessary, as part of the environmental review for this project. We also request to accompany the Project Archaeologist on the survey if it has not already been completed. In addition, given the

sensitivity of the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archeological excavations performed.

Further, the Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law and CEQA. To continue this consultation, the Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval and archaeological site records. Specifically, the Tribe requests to continue our consultation upon the County's receipt and review of this comment letter as well as incorporating this letter as part of the official record for SB 18 purposes. The Pechanga Tribe may be requesting that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project.

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 951-308-9295 X8104 once you have had a chance to review these comments so that we might discuss any outstanding concerns. Thank you.

Sincerely,

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Leslie Mouriquand, Riverside County Archaeologist

WARREN D. WILLIAMS
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

November 14, 2012

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attn: Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7739
Area: Rancho California

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,

HENRY OLIVO
Engineering Project Manager

SH:bjp
P8/150231

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

July 1, 2010

Mr. Jeff Horn, Project Planner
COUNTY OF RIVERSIDE
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157
Number of pages: 2

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65560 (SB 18/Sacred Lands File Search) for Project- **General Plan Amendment No. 954 to "Community Development CD)' us and to change designation to 'Medium Density Residential (MDR)' and Commercial Retail (R))**; located in the Rancho California Community; Riverside County, California

Dear Mr. Horn!

Government Code §65352.3 and .5 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. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested plan boundaries

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the project site n information included in your request and **NO, Native American cultural resources** were not found within the 'area of potential effect' (APE) you identified. However, there are Native American cultural resources in close proximity to the APE. Local governments should be aware that records maintained by the NAHC are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commiss on requests that you follow-up with a telephone call to ensure that the project information has been rec ived.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Tribal Government Contacts

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

CC004679

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: GPA00954 DATE SUBMITTED: 2/13/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: MDMG Inc. E-Mail: JRB@MARKHAMDMG.COM

Mailing Address: 41635 Enterprise Circle North Suite B
Street
Temecula, CA 92590
City *State* *ZIP*

Daytime Phone No: (951) 296-3466 Fax No: (951) 296-3476

Engineer/Representative's Name: MDMG Inc. E-Mail: JRB@MARKHAMDMG.

Mailing Address: 41635 Enterprise Circle North Suite B
Street
Temecula, CA 92590
City *State* *ZIP*

Daytime Phone No: (951) 296-3466 Fax No: (951) 296-3476

Property Owner's Name: See Attachment E-Mail: _____

Mailing Address: _____
Street
_____
City *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

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.

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.

Julie A. White
PRINTED NAME OF APPLICANT

Julie White
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.

JAMES R BACH MDMG 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-210-003, 964-030-007, 964-030-008

Section: SEC 34, SEC 3 Township: T6S, T7S Range: R2W, R2W

Approximate Gross Acreage: 53.93

General location (nearby or cross streets): North of Benton Road, South of Jubilee Road, East of Washington Street, West of Lake Skinner Rec. Area

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 899 G-7, Page 929 G1

Existing Zoning Classification(s): A-1-5

Existing Land Use Designation(s): EDR-RC

Proposal (describe the details of the proposed general plan amendment):

Change 53.93 acres of EDR-RC to MDR, HDR, and CR.

Related cases filed in conjunction with this request:

TTM 35771, TTM 35770

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☑

Case Nos. _____

E.A. Nos. (if known) NO E.I.R. Nos. (if applicable): NO

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site? Yes	No
Electric Company	Southern California Edison	✓	
Gas Company	Southern California Gas Co.	✓	
Telephone Company	Verizon	✓	
Water Company/District	Eastern Municipal Water District	✓	
Sewer District	Eastern Municipal Water District	✓	

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) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☑ No ☐

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☑

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) _____ Date 2-11-08

Owner/Representative (2) _____ Date _____

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):

Southwest Area

EXISTING DESIGNATION(S): EDR-RC

PROPOSED DESIGNATION(S): MDR, HDR, CR

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside CountyLand Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739 – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) – Location: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area – 53.94 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This 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 Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) within the Highway 79 Policy Area to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The Change of Zone proposes to change the zoning for the subject site from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
SEPTEMBER 17, 2014
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx

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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. 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 time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on July 21, 2014
the attached property owners list was prepared by Planning
APN(s) or case numbers GPA 00954
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 800'.

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: Matt Straite

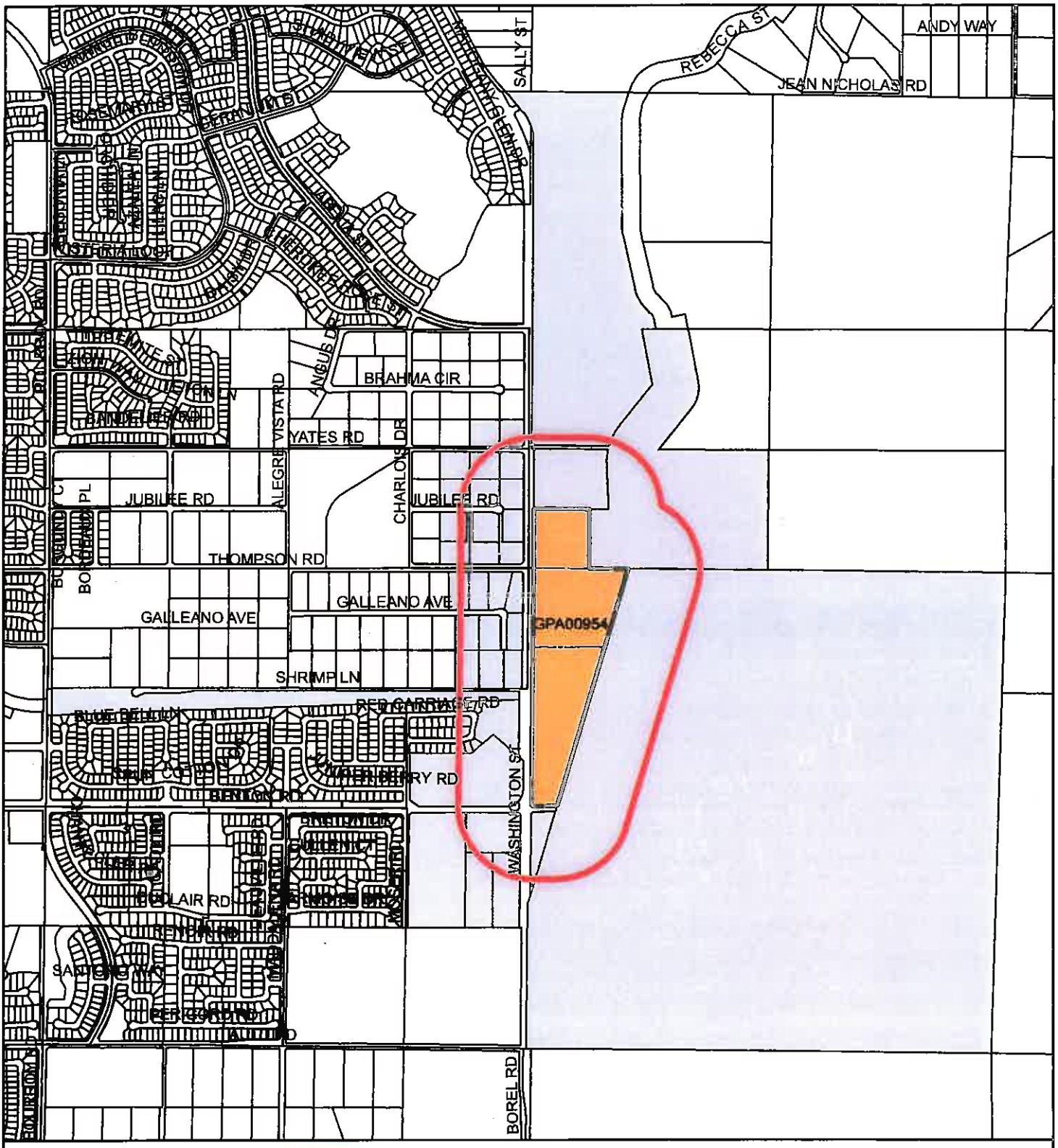
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 58631

checked by matt
e+p 1/21/15

GPA00954 (800 Foot Buffer)



Printed by mstraite on 7/21/2014

Maps and data are to be used for reference purposed only. Map features are approximate, and are not neccessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guaruntee as to the content (the source is often thrird 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.

BARRY F SIMMONS
32900 RED CARRIAGE RD
WINCHESTER, CA. 92596

EDISON T SO
C/O SO SELU TRUST
P O BOX 173231
ARLINGTON, TX. 76003

TEMECULA VALLEY UNIFIED SCHOOL DIST
31350 RANCHO VISTA RD
TEMECULA, CA. 92592

KEVIN LANE TERRY
32998 GALLEANO AVE
WINCHESTER, CA. 92596

ANGELOS THEODOSSIS
27791 GOLDEN RIDGE LN
SAN JUAN CAPO, CA. 92675

VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO, CA. 92581

MICHAEL VERHAGEN
32911 FIELD VIEW RD
WINCHESTER, CA. 92596

THERESA M KEENER
38990 BELLA VISTA RD
TEMECULA, CA. 92592

KGB PROP
9890 CHERRY AVE
FONTANA, CA. 92335

JAMES WARREN KOCH
32927 FIELD VIEW RD
WINCHESTER, CA. 92596

ALAN LARSEN
P O BOX 1311
TEMECULA, CA. 92593

SHUN HSING LU
12 VILLAGER
IRVINE, CA. 92602

DEL GENE LUESHEN
32946 FIELD VIEW RD
WINCHESTER, CA. 92596

MICHAEL R MCCABE
140 W PARK AVE NO 217
EL CAJON, CA. 92020

MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES, CA. 90054

GEORGIA MAE NICOLAS
36657 WASHINGTON AVE
WINCHESTER, CA. 92596

STEVEN NULL
32916 RED CARRIAGE RD
WINCHESTER, CA. 92596

NORMAN T QUEEN
32914 FIELD VIEW RD
WINCHESTER, CA. 92596

DOMINIQUE REBOYA
32932 RED CARRIAGE RD
WINCHESTER, CA. 92596

RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE, CA. 92501

DALE A SELLERS
P O BOX 67
29 PALMS, CA. 92277

RALPH WADE ANDERSON
32876 SHRIMP LN
WINCHESTER, CA. 92596

BENTON & WASHINGTON
19725 FALCON RIDGE LN
NORTHRIDGE, CA. 91326

CHRISTOPHER OWEN BROWN
32948 RED CARRIAGE RD
WINCHESTER, CA. 92596

RALUNJENO S DAVENPORT
32943 FIELD VIEW RD
WINCHESTER, CA. 92596

VIR PRABHU DHALLA
4343 MARKET ST
RIVERSIDE, CA. 92501

SUZANNE ENDERUD
P O BOX 893550
TEMECULA, CA. 92589

CANDACE D POWERS ERCOLI
38595 MARACAIBO CIR W
PALM SPRINGS, CA. 92264

FRENCH VALLEY BOAT & R V STORAGE
C/O WILLIAM DALTON
41911 5TH ST STE 300
TEMECULA, CA. 92590

FVS PARTNERS
C/O ENTREPRENEURIAL CORP GROUP
4100 NEWPORT PL STE 400
NEWPORT BEACH, CA. 92660

CHRISTOPHER S GRAFTON
32897 RED CARRIAGE RD
WINCHESTER, CA. 92596

JERRY WAYNE HANKINS
32938 GALLEANO AVE
WINCHESTER, CA. 92596

JBL INV INC
C/O ALLEN SU
P O BOX 173231
ARLINGTON, TX. 76003

GARY H JOHNSTON
32978 GALLEANO AVE
WINCHESTER, CA. 92596

ERICH JOSEPHS
444 W OCEAN BLV STE 1508
LONG BEACH, CA. 90802

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

GPA 00954/CZ 007739
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)

MDMG INC
Project Applicant

41635 Enterprise Circle N. Temecula, 92590
Address

The project is located north of Benton Road, south of Yates Road, east of Washington Street and west of the Lake Skinner Recreation Area.
Project Location

General Plan Amendment No. 954 proposes to change the Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use designation from Estate Density Residential (EDR) (2 acre minimum lot size) to 20.04 acres of Medium Density Residential (MDR) (2-5 du/ac) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 du/ac) for APN's 964-030-008 and 472-210-003. The application was submitted during the permitted period to request foundation changes. Change of Zone No. 7739 proposes to change the zoning for the subject site from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4).
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was preparedfor the project pursuant to the provisions of the California Environmental Quality Act ($2,181.25 + $50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a requirement of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

MS Revised 7/24/2014
Y:\Planning Case Files-Riverside office\GPA00954\DH-PC-BOS Hearings\DH-PC\NOD GPA00954 ZC7739.docx

Please charge deposit fee case#: ZEA41782 ZCFG05131

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA954 and CZ7739

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 Assessment).

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: July 24, 2014

Applicant/Project Sponsor: MDMG INC. Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The 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 Matt Straite at 951-955-8631.

Revised: 8/12/14
Y:\Planning Case Files-Riverside office\GPA00954\DH-PC-BOS Hearings\DH-PC\Negative Declaration GPA00954.docx

Please charge deposit fee case#: ZEA41782 ZCFG05313

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE * REPRINTED * R1408571
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street	39493 Los Alamos Road	38686 El Cerrito Road
Second Floor	Suite A	Palm Desert, CA 92211
Riverside, CA 92502	Murrieta, CA 92563	(760) 863-8277
(951) 955-3200	(951) 600-6100	

****

Received from: TOBIN REAL ESTATE INC. $2,181.25
paid by: CK 221
paid towards: CFG05131 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41782
at parcel #: 33050 THOMPSON RD WINC
appl type: CFG3

By_____ Aug 08, 2014 15:53
MGARDNER posting date Aug 08, 2014

****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,181.25

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER * REPRINTED *

COUNTY OF RIVERSIDE J* REPRINTED * T0800901
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****
****

Received from: TOBIN REAL ESTATE INC. $64.00
paid by: CK 1675
CALIFORNIA FISH AND GAME FOR EA41782
paid towards: CFG05131 CALIF FISH & GAME: DOC FEE
at parcel: 33050 THOMPSON RD WINC
appl type: CFG3

By_____ Feb 14, 2008 15:16
WCHEN posting date Feb 14, 2008

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

Agenda Item No.: 4.3
Area Plan: Harvest Valley/ Winchester
Zoning Area: Winchester
Supervisorial District: Third/Third
Project Planner: Matt Straite
Planning Commission: September 17, 2014

CHANGE OF ZONE NO. 7789
TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1
Environmental Assessment No. 42468
Applicant: Stone Star Riverside, LLC
Engineer/Representative: WJ McKeever, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7789 proposes to change the project site's zoning from One Family Dwelling (R-1) to Planned Residential (R-4). A development manual is required and has been provided, see attached.

Tentative Track Map No. 32394 Revised Map No. 1 proposes to revise TR32394, a Schedule A subdivision of 39.83 acres into 127 residential lots, previously approved in 2006, by increasing the number of lots to 166 residential lots, removing the requirement to participate in a Community Facilities District (CFD), adding two basins, and adding additional drainage/open space features on-site and offsite.

The project is located in the third district, in the Harvest Valley/Winchester Area Plan, more specifically it is located northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79.

ISSUES OF POTENTIAL CONCERN:

Increase in unit count
The project is proposing to increase the unit count for the project from 127 residential lots to 166 (a unit count increase of 39 units). The applicant has indicated this is required to offset the cost of the infrastructure required to complete a new drainage facility for the project which will also have regional benefits. See below for more detail.

Design Manual
Based on the proposed unit increase, the project is not consistent with the existing zoning of R-1. The applicant has proposed to revise the zoning from R-1 to R-4 (Planned Residential). The R-4 zoning is unique in that it has a number of specific requirements not seen in other zoning classifications. The idea of R-4 zoning is that the applicant can create smaller lots than most other residential zones permit (down to 3,500 square feet), however, the average lot size must be at least 6,000 square feet. The intent is to have a community with parks and open space that offset the smaller lot sizes. Additionally, the R-4 zoning requires the inclusion of a Design Manual which shows more detail than most subdivisions at the tentative map stage. A copy of the proposed Design Manual is attached for review.

3.2.J Requirements
All subdivisions are administered using Ordinance No. 460, the subdivision ordinance. As a result of Section 3.2.I of Ordinance 460, and in accordance with Section 3.2.J. the applicant has attempted to secure written assurances from the owners of the properties underlying the off-site improvement/alignment (as shown on the Exhibit 3[1]) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not

[1] Not GIS Exhibit 3, but the stamped Exhibit 3 provided by Flood control and referenced in their conditions of approval showing offsite flood control requirements.

D.M

provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

This project requires the use of Section 3.2.J which more specifically requires the applicant to attempt to gain permission from the offsite property owner. The project was previously approved with the requirement for a CFD to fund flood control improvements for the area. This revised version of the map proposes to no longer require the CFD and proposes that the project build all required improvements to convey offsite flows through the site and to the nearby Salt Creek Channel. The project site is about 3,700 feet from the channel. The applicant has been working with the property owners to gain permission to construct a channel through their property to covey the flows to the Salt Creek. At this time the applicant has not secured the permission from these property owners. See Flood conditions 10.Flood.1 through 4.

Highway 79 Policy Area
The proposed project is located within the Highway 79 Policy Area. This policy basically requires that all projects limit development so that the total residential unit count of a project is 9% below the mid point density of the existing General Plan Land Use designation. The previous version of the map was below this threshold. The site is 39.83 acres, in a Medium Density Residential (MDR) Designation, which is 2-5 Dwelling Units per Acre. That makes the midpoint 3.5 D.U./Ac.. At 9% below the midpoint the project would be allowed 126.5 units. However, the project is also conditioned to construct an offsite channel from their site to the Salt Creek Channel. Because the project is required to construct this, and because no residential units can be placed on these improvements after they are constructed (it is an open top channel), the calculation of required right of way is factored into the calculation for purposes of determination of consistency with the Highway 79 Policy Area. The surface area of the channel offsets the 39.5 unit exceedance of the Highway 79 Policy Area.[2]

SUMMARY OF FINDINGS:

1.	Existing General Plan Land Use (Ex. #5):	Community Development: Medium Density Residential (CD:MDR)
2.	Surrounding General Plan Land Use (Ex. #5):	Community Development: Medium Density Residential (CD:MDR) to the north, south, east and west
3.	Proposed Zoning (Ex. #3):	Planned Residential (R-4)
4.	Surrounding Zoning (Ex. #2):	One Family Dwelling (R-1) to the north and south, Light Agriculture- 10 Acre Minimum (A-1-10) to the east and west
5.	Existing Land Use (Ex. #1):	Vacant
6.	Surrounding Land Use (Ex. #1):	Vacant and farmland
7.	Project Data:	Total Acreage: 39.83 Total Proposed Lots: 166 Proposed Min. Lot Size: 5,000

[2] The right of way for the offsite channel is an average of 120 feet wide, and generally 4,140 feet long for a total surface area of 414,000 square feet or about 11.5 acres. The project is proposing 166 units and the Policy permits 127.5; a shortage of 39.5 units. 39.5 units divided by 3.185 D.U./Ac (9% below the 3.5 D.U./Ac midpoint) equals about 12 acres. Thus, because the offsite channel will permanently eliminate the development potential of 11.5 acres of MDR property, the loss of the development rights related to that property is being attributed to the project.

	Schedule: A
8. Environmental Concerns:	See attached environmental assessment

RECOMMENDATIONS:

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42468**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APROVE CHANGE OF ZONE NO. 7789, amending the zoning classification, for the subject property from One Family Dwelling (R-1) to Planned Residential (R-4), in accordance with Exhibit #3; and,

APPROVE TENTATIVE TRACT MAP NO. 32394, 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 in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) on the Harvest Valley/ Winchester Area Plan.

2. The proposed use, residential parcels with a minimum of 3,500 square feet, is permitted use in the Community Development: Medium Density Residential (CD:MDR) designation.

3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the north, south, east and west.

4. The zoning for the subject site is One Family Dwelling (R-1).

5. The proposed zoning for the site is Planned Residential (R-4).

6. The proposed residential use, is consistent with the development standards set forth in the R-4 zone.

7. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has attempted to secure written assurances from the owners of the properties underlying the off-site improvement/alignment (as shown on the Exhibit 3[3]) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

[3] Not GIS Exhibit 3, but the stamped Exhibit 3 provided by the Riverside County Flood Control District and referenced in their conditions of approval showing offsite flood control requirements.

8. The proposed revisions to the map include increasing the number of lots within approved Tentative Tract Map No. 32394 from 127 residential lots to 166 residential lots, removing the requirement to participate in a CFD, adding two basins, and adding additional drainage/open space features on-site and offsite.

9. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the north and south, Light Agriculture- 10 Acre Minimum (A-1-10) to the east and west.

10. Similar uses have been constructed and are operating in the project vicinity.

11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

12. Environmental Assessment No. 42468 identified the following potentially significant impacts:

    a. Agriculture & Forest Resources
    b. Biological Resources
    c. Cultural Resources
    d. Geology/ Soils
    e. Greenhouse Gas Emissions
    f. Hydrology/ Water Quality
    g. Noise
    h. Recreation

    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 Community Development: Medium Density Residential (CD:MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Planned Residential (R-4) 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 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.

7. 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 city sphere of influence; or,
   b. A high fire area.

3. The project site is located within:
   a. An area of high liquefaction potential;
   b. The Stephens Kangaroo Rat Fee Area;
   c. County Service Area No. 146;
   d. Area with an approved area drainage plan;
   e. A 100-year flood plain; and,
   f. Dam inundation area.

4. The subject site is currently designated as Assessor's Parcel Number 462-020-010.

ms
Y:\Planning Case Files-Riverside office\TR32394R1\DH-PC-BOS Hearings\DH-PC\Staff Report.docx
Date Prepared: 01/01/01
Date Revised: 08/18/14

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ7789 TR32394R1
VICINITY/POLICY AREAS

Supervisor Stone
District 3

Feet
0 335 670 1,340
1 inch = 667 feet

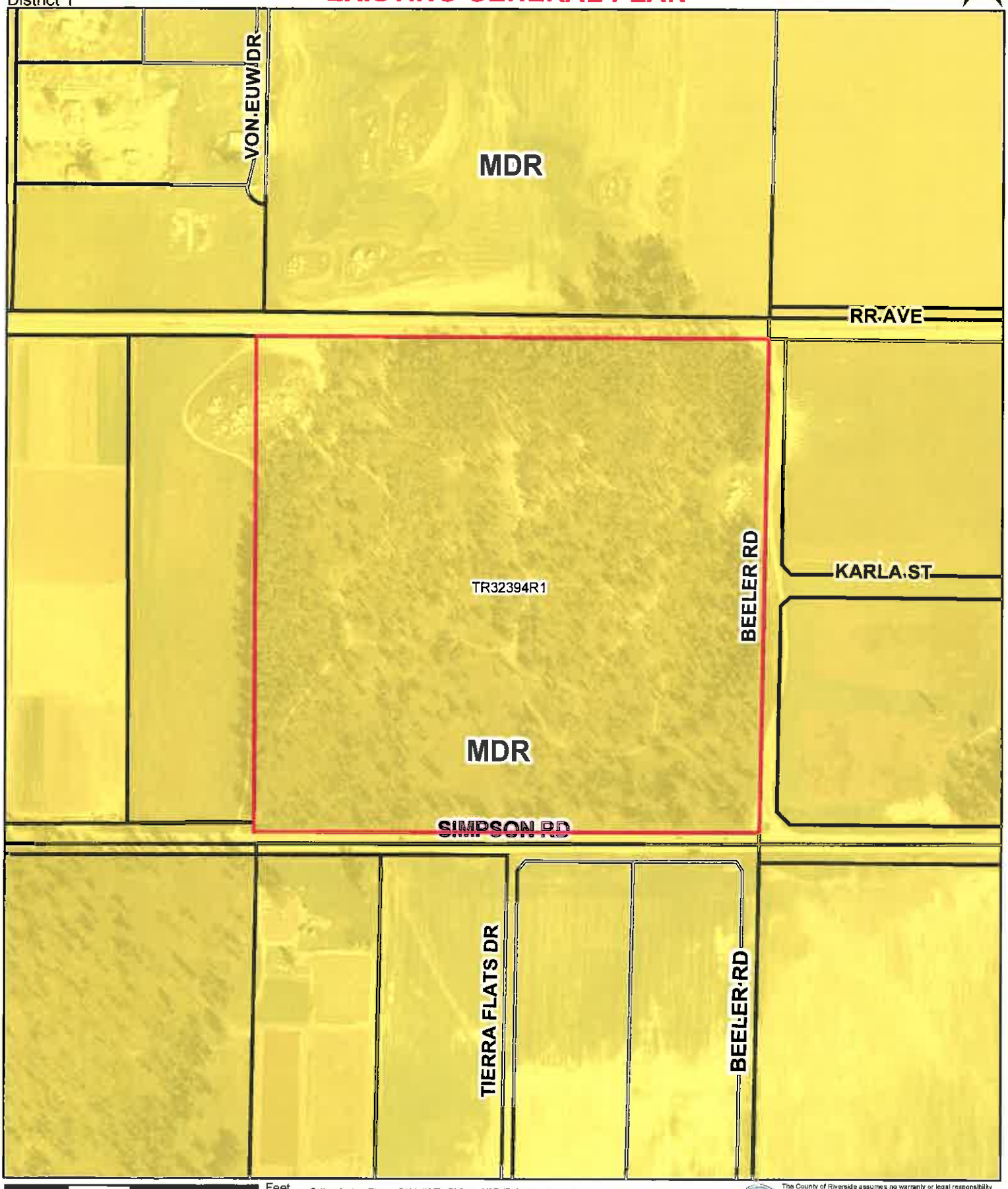
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 6/25/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Exhibit 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ7789 TR32394R1
EXISTING GENERAL PLAN

Supervisor Stone
District 1



Feet
0 165 330 660
1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 6/25/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Exhibit 1

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ7789 TR32394R1
LAND USE

Supervisor Stone
District 1

0 165 330 660 Feet
1 inch = 333 feet

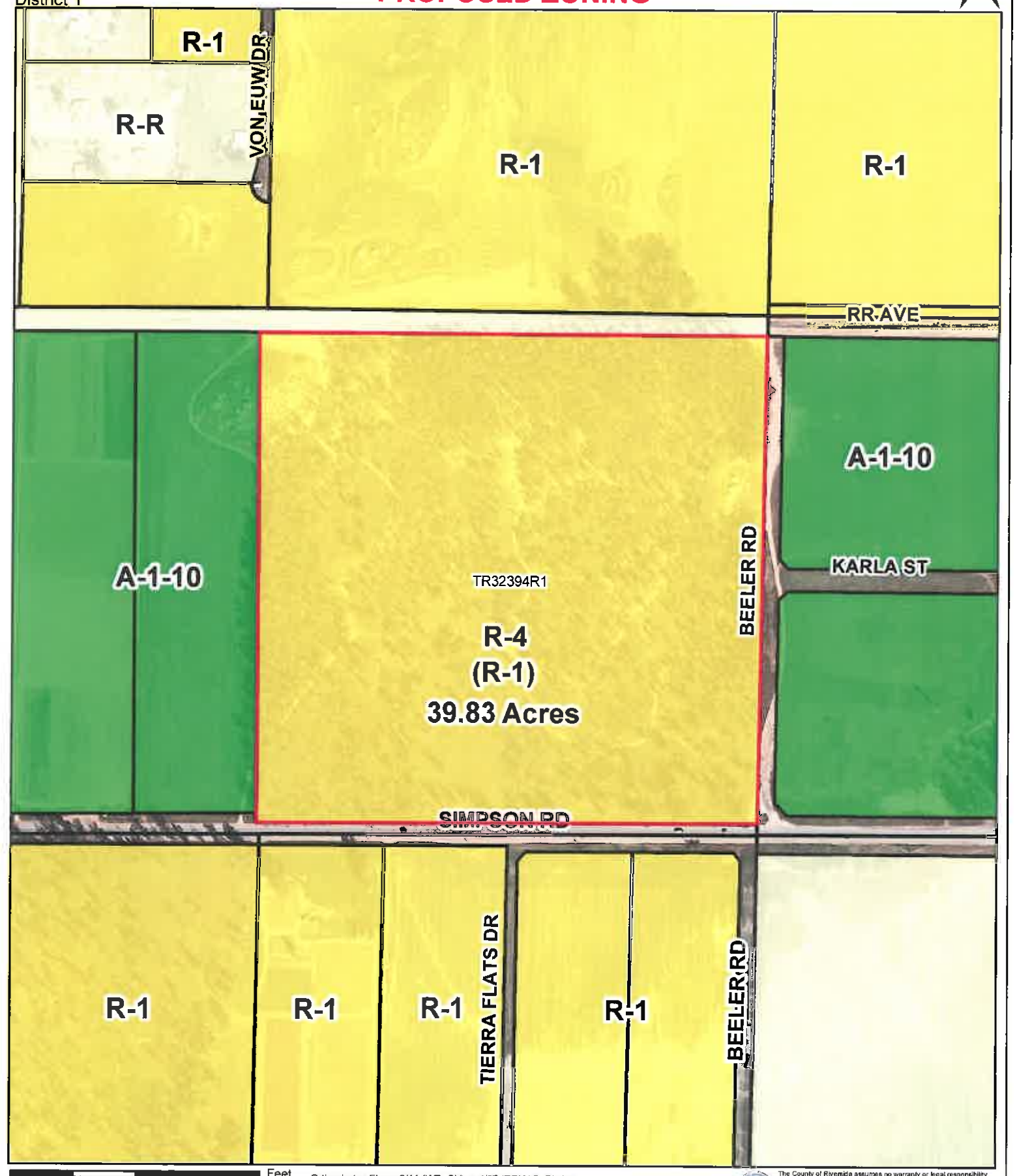
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 6/25/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Exhibit 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ7789 TR32394R1
PROPOSED ZONING

Supervisor Stone
District 1



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

TENTATIVE TRACT NO. 32394

BEING A SUBDIVISION OF PARCEL 8 ON A MAP FILED IN BOOK 1, PAGE 11 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
SECTION 29, T5S, R2W.

DATE 5/13/13

CASE: TR32394R1 Amd No. 1
DATE: 6/10/13
PLANNER: M.STRAITE

LOT NO.	AREA (SQ.FT.)
1	5,525
2	5,400
3	5,400
4	5,400
5	5,267
6	5,348
7	13,085
8	10,880
9	4,689
10	5,244
11	5,250
12	5,250
13	5,250
14	5,250
15	5,250
16	6,075
17	7,948
18	6,265
19	5,497
20	5,132
21	5,159
22	5,216
23	5,427
24	5,384
25	5,331
26	10,034
27	8,468
28	6,264
29	5,958
30	5,000
31	5,000
32	5,000
33	5,950
34	5,813
35	5,300
36	5,300
37	5,466
38	5,324
39	5,478
40	5,416
41	5,466
42	5,427
43	5,324
44	6,513
45	5,251
46	6,620
47	5,250
48	5,250
49	5,250
50	5,250
51	5,250
52	5,250
53	5,250
54	5,381
55	6,562
56	5,250
57	5,250
58	5,250
59	5,250
60	5,250
61	5,250
62	6,344
63	5,250
64	5,250
65	5,130
66	6,887
67	7,961
68	12,158
69	8,482
70	8,803
71	8,052
72	8,310
73	8,446
74	8,581
75	8,130
76	6,887
77	7,961
78	8,580
79	6,433
80	6,870
81	7,073
82	8,465
83	10,511
84	8,765
85	8,749
86	8,950
87	11,571
88	9,000

LOT NO.	AREA (SQ.FT.)
89	10,345
90	8,118
91	5,764
92	6,850
93	7,365
94	8,899
95	7,298
96	8,301
97	8,147
98	8,913
99	8,671
100	5,439
101	8,483
102	8,041
103	8,975
104	8,784
105	8,564
106	8,500
107	8,500
108	5,799
109	8,471
110	8,704
111	8,724
112	8,722
113	8,803
114	5,364
115	5,369
116	5,015
117	4,897
118	5,049
119	6,135
120	6,315
121	6,866
122	6,865
123	6,547
124	6,129
125	7,374
126	6,248
127	5,250
128	5,250
129	7,174
130	5,250
131	5,000
132	5,000
133	5,000
134	6,000
135	5,015
136	6,037
137	7,918
138	6,768
139	11,379
140	10,830
141	11,439
142	11,803
143	6,882
144	7,692
145	8,842
146	8,159
147	8,619
148	7,020
149	7,481
150	7,398
151	6,836
152	6,436
153	6,622
154	6,256
155	6,435
156	7,271
157	6,984
158	5,350
159	5,992
160	5,350
161	5,350
162	5,350
163	5,350
164	5,350
165	5,368
166	5,420
LOT S	1,314
LOT T	1,801
LOT Q	6,743
LOT R	101,779
LOT S	12,210
LOT T	10,551
LOT U	10,894
LOT V	7,542

NUMBER OF LOTS : 166
AVERAGE LOT AREA : 6,598 S.F.
GROSS = 30.83 ACRES

DENSITY = NO. OF LOTS (166)/GROSS (30.83)
= 5.37

APPLICANT/ OWNERS: STONE STAR RIVERSIDE LLC
12871 HIGH BLUFF DRIVE SUITE 150
SAN DIEGO, CA 92130
PH.(858) 523-0713

PREPARED BY: W.J. McKEEVER, INC.
800 E. WASHINGTON STREET, SUITE 206
COLTON, CA 92324
TEL. NO. (909) 825-8048

NOTES:

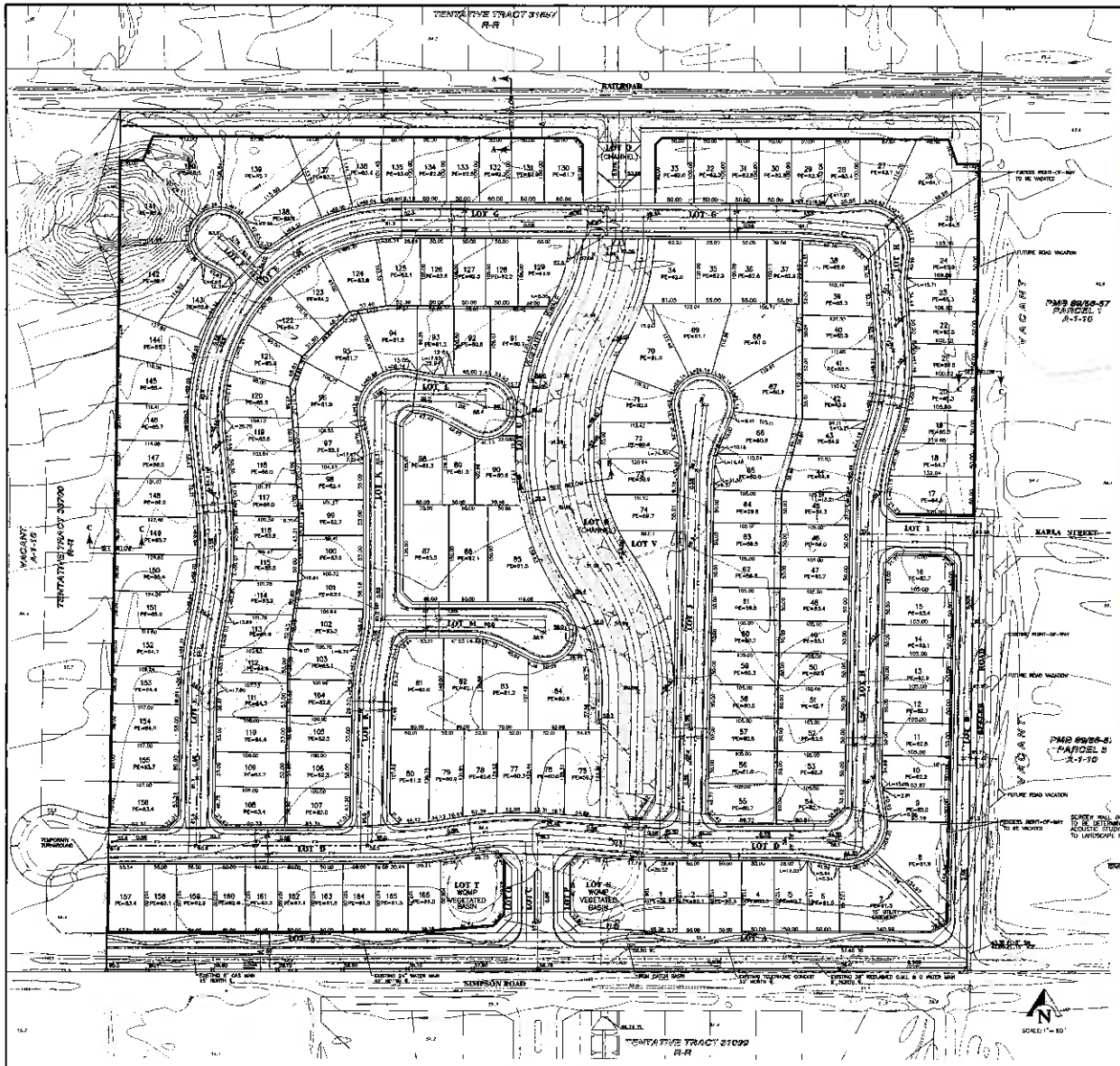
1. ASSESSOR'S PARCEL NUMBERS: 462-020-010.
2. PROPOSED IMPROVEMENT SCHEDULE "A".
3. THOMAS BROTHERS COORDINATES PG 633-D5.
4. EXISTING ZONING = R-1
PROPOSED ZONING = R-1
EXISTING LAND USE = VACANT SITE
5. THE SITE IS NOT WITHIN A COMMUNITY PLAN.
6. WATER SERVICE BY: EASTERN MUNICIPAL WATER DISTRICT.
7. SEWER SERVICE BY: EASTERN MUNICIPAL WATER DISTRICT.
8. NATURAL GAS BY: SOUTHERN CALIFORNIA GAS COMPANY.
9. ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON CO.
10. TELEPHONE SERVICE BY: VERIZON.
11. CABLE T.V. BY: VERIZON.
12. THE SITE IS WITHIN THE MENIFEE UNIFIED SCHOOL DISTRICT.
13. THIS TRACT CONTAINS 166 NUMBERED LOTS AND 13 LETTERED LOTS:
LOTS 1 THROUGH 166 ARE FOR SINGLE FAMILY HOMES;
LOTS "M" ARE FOR A PARK;
LOTS "C", "K" AND "L" ARE A FLOOD CHANNEL;
LOTS "A" THROUGH "M" ARE FOR PUBLIC ROADS;
LOTS "Q" AND "T" ARE FOR LANDSCAPING.
14. THIS TRACT IS NOT IN A GEOTECHNICAL SPECIAL STUDY ZONE, NOR IN AN AREA SUBJECT TO LIQUIFACTION.
15. THIS TRACT IS IN SANDMON/NUVIS/ROMOLAND/HOMELAND #146 PARK AND REC. CSA.
16. THIS TRACT CONTAINS AN OPEN CHANNEL.
17. THIS TRACT IS NOT WITHIN A SPECIFIC PLAN.
18. THIS TRACT IS WITHIN FEMA FLOOD ZONE "A" (AREAS OF 100 YR. FLOOD) AND ZONE "C" "AREAS OF MINIMAL FLOODING".
19. THIS TRACT WILL COMPLY WITH NPDES SUPPLEMENT "A" REQUIREMENTS.
20. FLOOD CONTROL: MAINTENANCE OF CHANNEL
VALLEY WIDE:
LANDSCAPE
R.C.F.C.W.C.D.: MAINTENANCE OF WATER QUALITY BASINS
MAINTENANCE OF MENIFEE LANDSCAPE PARK AND CHANNEL
21. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.

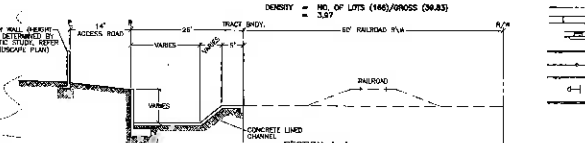
EASEMENTS:

○ INDICATES ITEM IS SHOWN HEREON
* INDICATES ITEM CAN NOT BE LOCATED FROM RECORD INFORMATION.
*1 EASEMENT FOR WATER PIPES, DITCHES, CURBS AND HIGHWAYS RECORDED JULY 2, 1901 IN BOOK 133 PAGE 257 OF DEEDS.
③ PIPELINE EASEMENT OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 30, 1974 AS INSTRUMENT NO. 163603 OF OFFICIAL RECORDS.

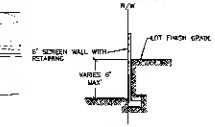
LEGEND:

PE	INDICATES PAD ELEVATION
FL	INDICATES FLOW LINE
HP	INDICATES HIGH POINT
	INDICATES TRACT BOUNDARY
	INDICATES STREET RIGHT-OF-WAY LINE
	INDICATES CENTERLINE
	INDICATES PROPOSED CURB AND GUTTER AND SIDEWALK
	INDICATES LOT LINES
	INDICATES EXISTING/FUTURE LOT LINES
	INDICATES EXISTING RIGHT-OF-WAY
	INDICATES 2:1 SLOPE
	INDICATES PROPOSED CATCH BASIN AND STORM DRAIN
	INDICATES PROPOSED 8" SEWER LINE
	INDICATES PROPOSED SEWER MANHOLE
	INDICATES PROPOSED 8" WATER LINE
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES CONCRETE BLOCK WALL

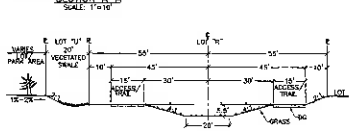




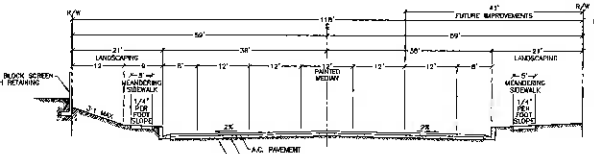
SECTION A-A
SCALE: 1"=10'



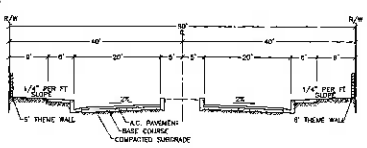
SECTION C-C
SCALE: 1"=10'



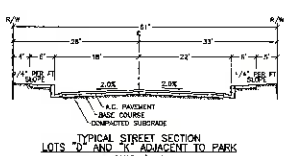
PASEO
SECTION B-B
SCALE: 1"=20'



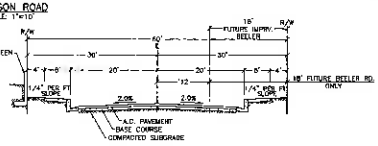
SIMPSON ROAD
SCALE: 1"=10'



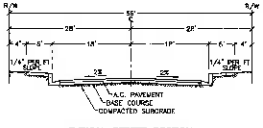
ENTRY STREET SECTION — LOT C
SCALE: 1"=10'



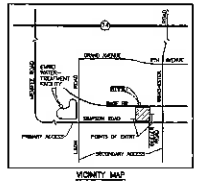
TYPICAL STREET SECTION
LOTS "D" AND "K" ADJACENT TO PARK
SCALE: 1"=10'



TYPICAL STREET SECTION
BEELER ROAD (LOT B) AND KARLA STREET (LOT 1)
SCALE: 1"=10'



TYPICAL STREET SECTION
LOTS "D" THRU "H", "J", "K", "L" AND "M"
SCALE: 1"=10'



VICINITY MAP
N.T.S.

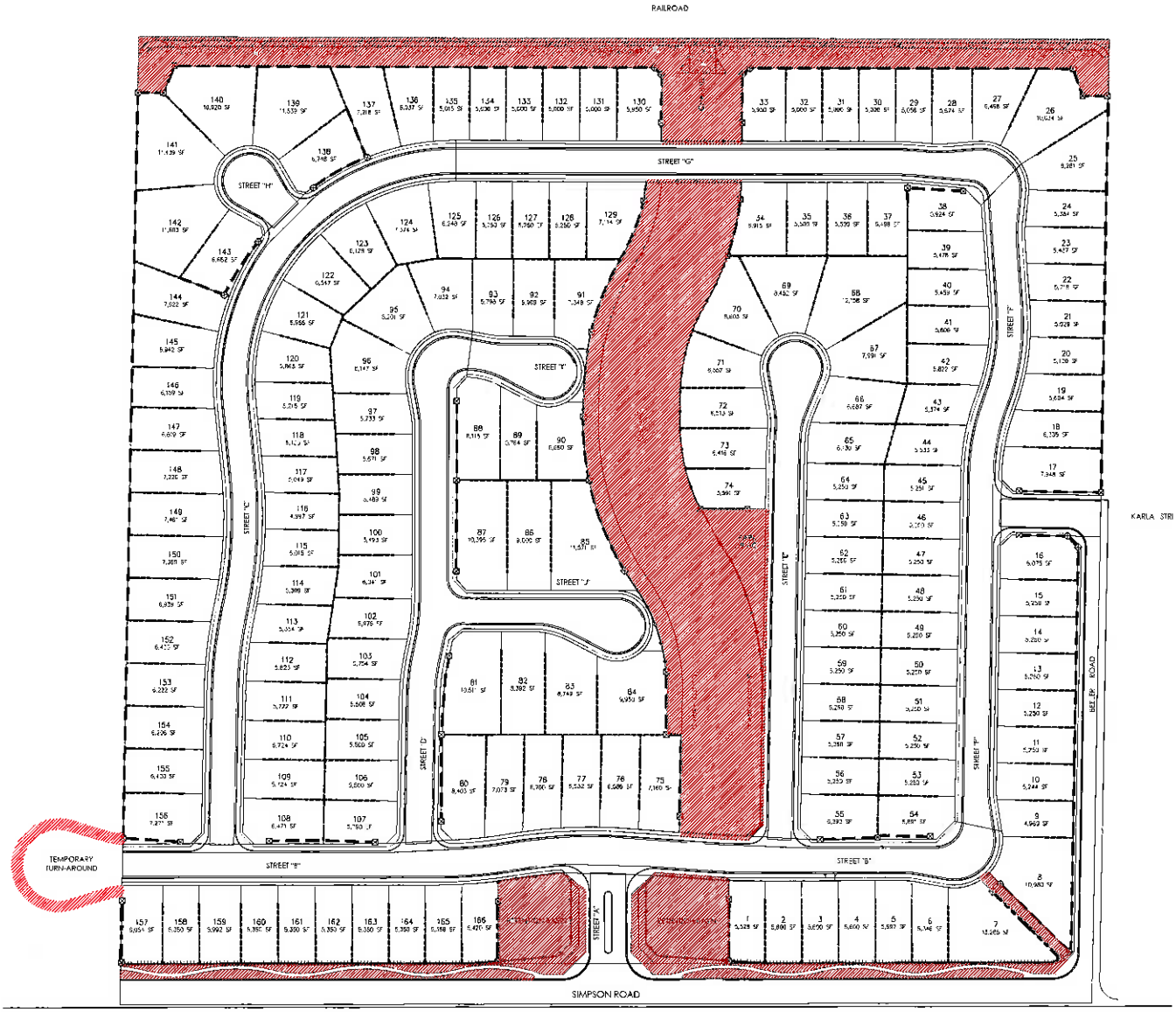
SECTION 29, T5S, R2W

REVISED ORDER OF WORK TO OBTAIN TO OUTLET CHANNEL AND REVISED WATER QUALITY IMPROVEMENT PLAN
REV. 6/10/13

W.J. McKEEVER, INC.
CIVIL ENGINEERING
800 E. WASHINGTON STREET, SUITE 206
COLTON, CALIFORNIA 92324
(909) 825-8048
FAX: (909) 825-8430

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McKEEVER
No. 32507
Exp. 12-31-14
CIVIL
STATE OF CALIFORNIA

W.J. McKeever, R.C.E. 32507 — 6/7/13

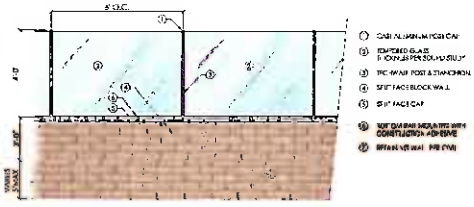


WALL AND FENCE LEGEND

- 7' HIGH PERIMETER BLOCK WALL (ONE SIDED SPLIT FACE BLOCK, TAN)
- 7' HIGH VIEW WALL ON TOP OF RETAINING WALL (RETAINING WALL'S MAX WITH 3' ONE SIDED SPLIT FACE BLOCK, TAN AND 4' GLASS)
- 6' HIGH PERIMETER BLOCK WALL (ONE SIDED SPLIT FACE BLOCK, TAN)
- 5'-0" HIGH VINYL SIDE YARD FENCE (COLOR TO BE WHITE)
- 5'-0" HIGH TUBULAR steel VIEW FENCE (COLOR TO BE BLACK)
- BLOCK PILASTER - SIZE VARIES (SPLIT FACE BLOCK, TAN)

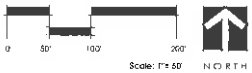
MAINTENANCE LEGEND

- VALLEY WIDE RECREATION

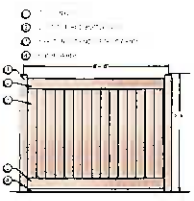


VIEW WALL

Scale: 1/2"= 1'-0"

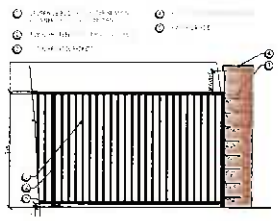


Scale: 1"= 50'



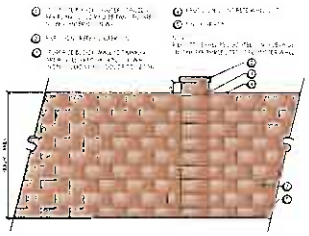
VINYL FENCE

Scale: 1/2"= 1'-0"



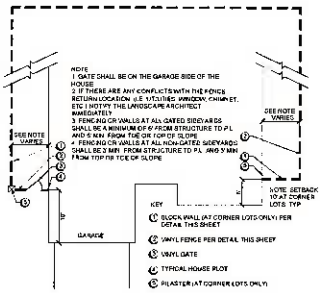
TUBULAR STEEL VIEW FENCE

Scale: 1/2"= 1'-0"



BLOCK WALL

Scale: 1/2"= 1'-0"



FRONT YARD TYP. FENCE LAYOUT

Scale: 1" = 8'

SHEET 3

LANDSCAPE MASTER PLAN

WALL, FENCE and MAINTENANCE PLAN

Stone Star Riverside, LLC - Eucalyptus Grove

County of Riverside

David Evans and Associates Inc.

5.6.14

Tract No. 32394
Eucalyptus Grove

Conceptual Design Manual

Riverside County, California

August 29, 2013

CONCEPTUAL DESIGN MANUAL

FOR

Eucalyptus Grove

(TR 32394)

Submitted to

County of Riverside, California

August 29, 2013

APPLICANT/PROPERTY OWNER(S)

Stone Star Riverside, LLC
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2. Craftsman Style Architecture
3. Mediterranean Style Architecture
4. Monterey Style Architecture

1.0 PURPOSE

The purpose of this Conceptual Design Manual is to describe the overall design concept for Tentative Tract Map 32394 (Eucalyptus Grove) and outline the design details that will be incorporated into the final design decisions. This manual includes both design standards and guidelines. Variations to either the design standards or guidelines may be considered by the Planning Commission. The guidelines in this document will lay out both functional and aesthetic design concepts as an overall strategy to be followed at the time of development. The primary objective is to establish a consistent theme throughout the project. This document will establish the conceptual architectural styles, overall theme, wall and fence concepts, and pedestrian connectivity to be used in the future build out of this tract. This Conceptual Design Manual is being processed in conformance with Riverside County Zoning Ordinance No. 348, Article VIIId, Section 8.95b.

2.0 PROJECT BACKGROUND & DESCRIPTION

Eucalyptus Grove is located at the Northwest corner of the intersection of Simpson Road and Beeler Road, the BNSF Railroad bounds the project to the north, in the Winchester area of Riverside County (Refer to **Exhibit A – Vicinity Map**). The project proposes to subdivide 39.83 acres into 166 single-family lots. The lots will consist of 5,000 square feet, minimum, single family detached lots.

There is a graded drainage channel that traverses the site from north to south approximately in the middle of the site. This channel is a part of the Winchester Ranch CFD Drainage Study that was approved by the Riverside County Flood Control and Water Conservation District. The proposed project is consistent with Riverside County's R-4 Zone, which allows for minimum lot sizes of 3,500 square feet and an average lot size of 6,000 square feet. The Eucalyptus Grove project contains minimum lot sizes of 5,000 square feet and an average lot size of 6,371 square feet. In order to ensure the quality and cohesiveness of projects zoned R-4, Riverside County requires additional design details during planning stages. The requirement for these conceptual design details helps ensure that County design objectives are met. By implementing the following design points, this project meets the County's design objectives for the properties zoned R-4:

- Providing transition and buffer zones to ensure that the project blends into and is sensitive to the surrounding area.
- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Providing a sense of privacy and personal space for each residential unit.

3.0 EXISTING CONDITIONS

The property is currently raw land that is covered with Eucalyptus Trees. There are no easements on the property except road and pipeline easements as part of Simpson Road on the South boundary.

The topography of the site is relatively flat with the exception of a rock outcropping in the northwest corner. The site generally slopes from the North to South at an approximate gradient of 0.8% (see **Exhibit B – USGS Topographic Map**). The majority of the site is located within Flood Zone "X" (areas determined to be outside of the 100-year and 500-year Flood Plain) and the southeast corner of the site is located within Flood Zone "A" (areas determined to be within the 100-year Flood Plain – no base flood elevations determined). Refer to **Exhibit C – FIRM Map** (Map No. 06065C2080G dated August 28, 2008).

Per the RCIP, the property currently has land use designations of Medium Density Residential (MDR) and the site is currently zoned Rural Residential (R-1) (Refer to **Exhibit D – General Plan** for the current land use designation and **Exhibit E – Existing Zoning** for a depiction of the zoning).

Transportation corridors and area circulation will be developed in conformance with the County's General Plan. Refer to **Exhibit F – Area Circulation Map** for a representation of the major roadways in the areas of the subject site.

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include vacant land and various agricultural operations. Some agricultural uses continue to operate in the area, primarily to the east.

The surrounding General Plan land use designations are as follows:

North: Medium Density Residential (MDR)
South: Medium Density Residential (MDR)
East: Medium Density Residential (MDR)
West: Medium Density Residential (MDR)

The surrounding zoning districts are as follows:

North: Single-Family Residential (R-1)
South: Single-Family Residential (R-1)
East: Light Agricultural (A1-10)
West: Light Agricultural (A1-10)

5.0 PRELIMINARY DEVELOPMENT PLAN

The Eucalyptus Grove development is intended as a planned residential community, which includes various residential mixes. In addition the development will include open space and a common community design identity.

The density proposed for the Eucalyptus Grove project is 3.97 units per acre, which conforms to the existing General Plan designation of Medium Density Residential (2-5 dwelling units per acre).

The residential uses within the Eucalyptus Grove development consist of single-family lots. Residential land uses for single-family within Eucalyptus Grove will be subject to the requirements in Ordinance 348, Article VIIId of the County of Riverside's zoning ordinance.

The Eucalyptus Grove development plan implements one type of housing product, traditional single family lots.

5.1.1 Single Family Residential

The residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction.

Riverside County Minimum R-4 Standards

R-4 Minimum Yard Requirements	
Minimum Lot Size	3,500 S.F.
Average Lot Size	6,000 S.F.
Minimum Lot Width	40'
Minimum Lot Depth	80'
Maximum Building Height	40'
Minimum Front Yard Setback	20'
Interior Side Yard	5'
Corner Lot Side Yard	10'
Minimum Rear Yard Setback	10'

5.2 Entry Monuments, Walls & Project Theme

Monumentation features and entry landscaping have not been determined for Eucalyptus Grove, but will be planned and designed to establish a theme for this planned residential community. A comprehensive sign plan will be provided for the development. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and theme of the monuments is preserved and per the approval of the Planning Department. The primary entry for the community will be located at the southern end of the project, off Simpson Avenue. (Refer to **Exhibit H – Conceptual Wall & Entry Features**)

Perimeter and other wall materials, designs, and colors, will carry on the project's theme established by the project's monument signage and landscaping. View walls will be used at the discretion of individual builders. Wall and fence heights will be limited to a maximum height of six (6) feet. Decorative pillars and pedestals may extend up to an additional sixteen (16) inches above the maximum wall heights. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the Planning Department.

View walls may be used in areas where noise attenuation is not necessary and view opportunities exist.

5.2.1 General Guidelines

- No fence should exceed six feet in height unless required for noise attenuation
- All walls and fences should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in the entry monuments and use similar materials
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve inches (12") in height
- Side yard gates are required on one side of the front yard and shall be constructed of wrought iron, wood, or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability.

5.3 Front Yard Landscaping

Front yard landscaping is required for all homes and unless approved by the Planning Department, will be provided by the developer/home builder. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Planning Department may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning Department and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs.

5.4 Private Open Space

Private Open Space is land within each residential lot that is available for private use. This private open space is typically considered yard area that is available for private recreation. Each residence must have adequate private outdoor open space that can be an effective extension of the indoor living space and be used for passive outdoor activities such as gardening, reading, eating and barbequing.

EXHIBITS

VICINITY MAP

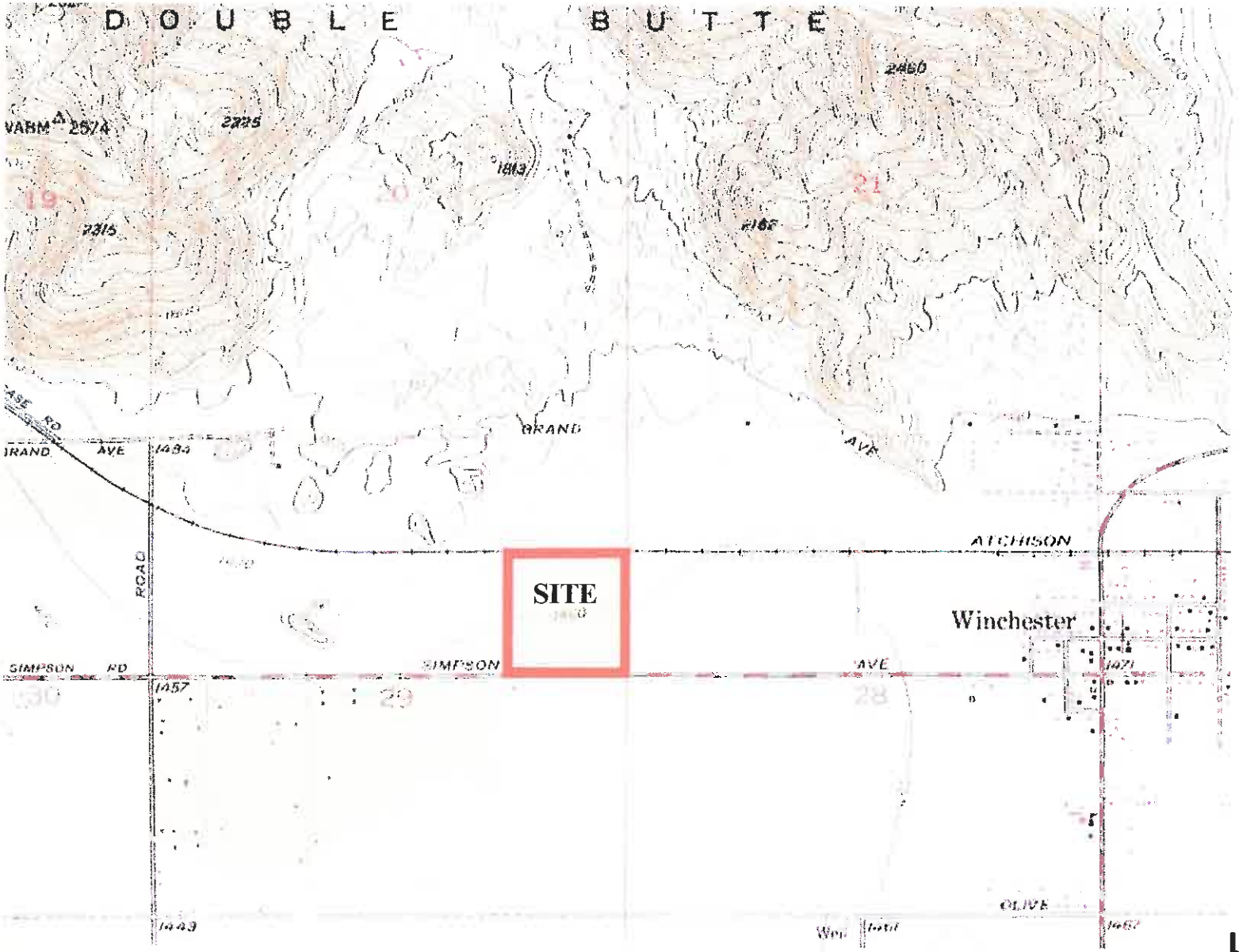
NOT TO SCALE

W.J. McKEEVER, INC.
CIVIL ENGINEERING

EUCALYPTUS GROVE

RIVERSIDE COUNTY, CALIFORNIA

EXHIBIT A



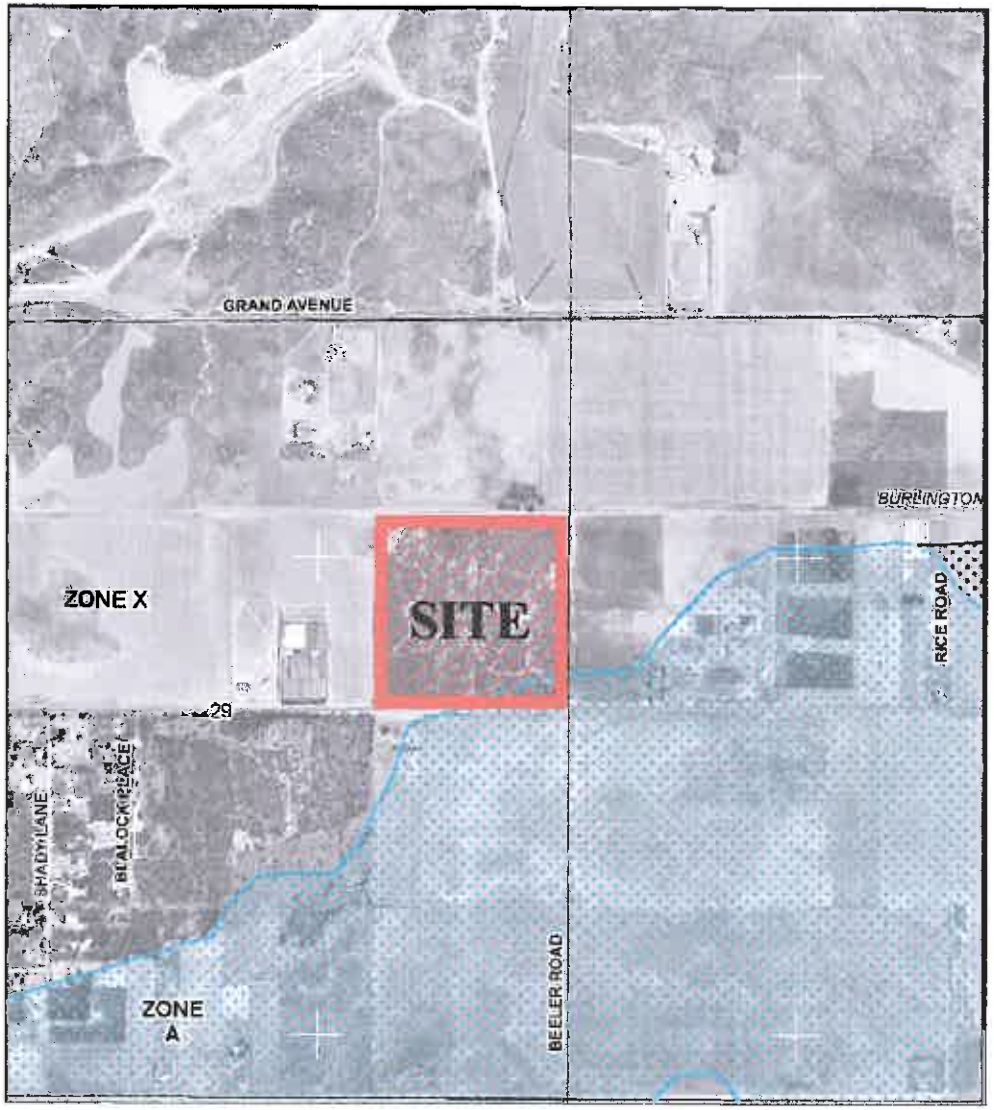
USGS MAP

EUCALYPTUS GROVE

RIVERSIDE COUNTY, CALIFORNIA

W.J. McKEEVER, INC.
CIVIL ENGINEERING

EXHIBIT B



FEMA MAP

NOT TO SCALE

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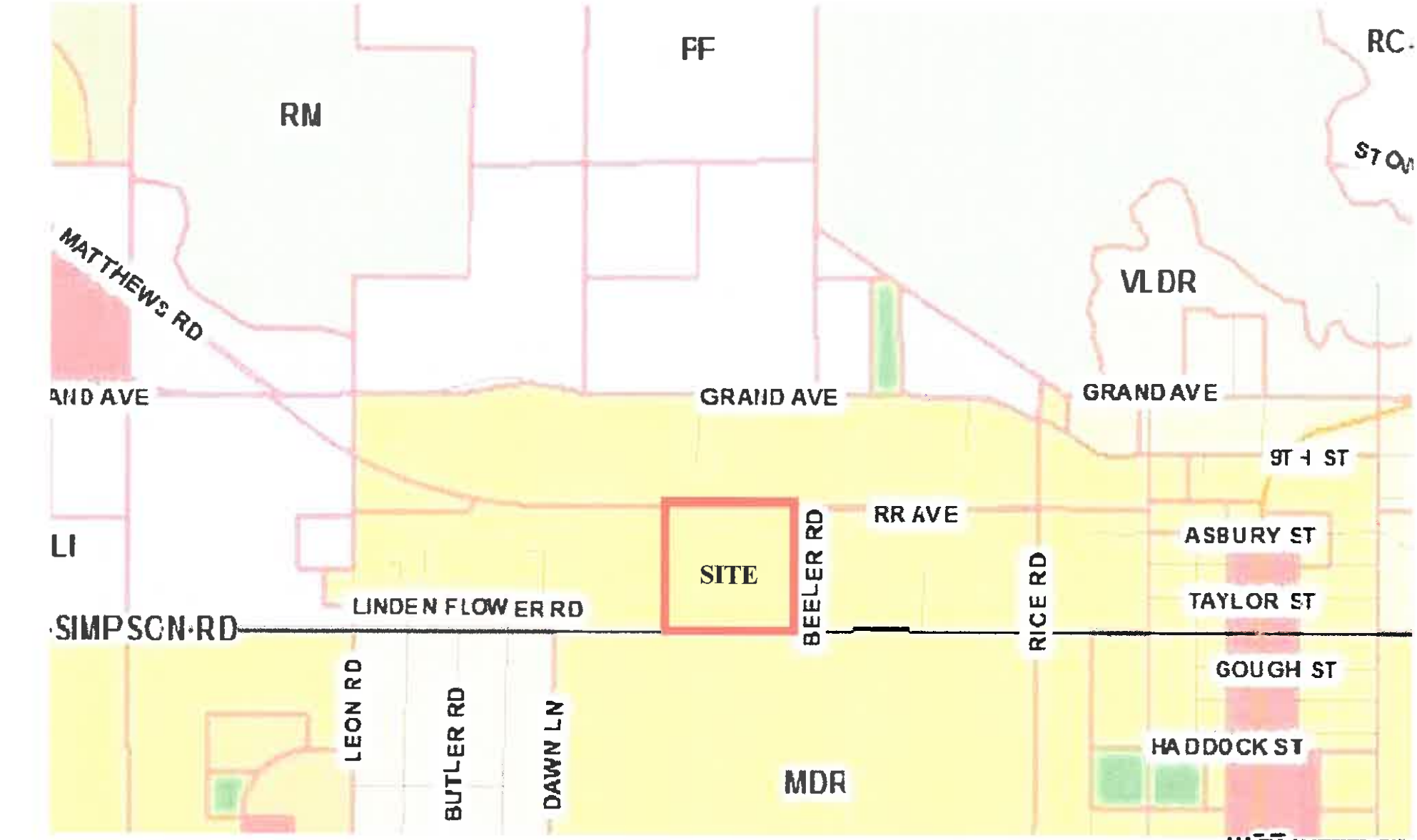
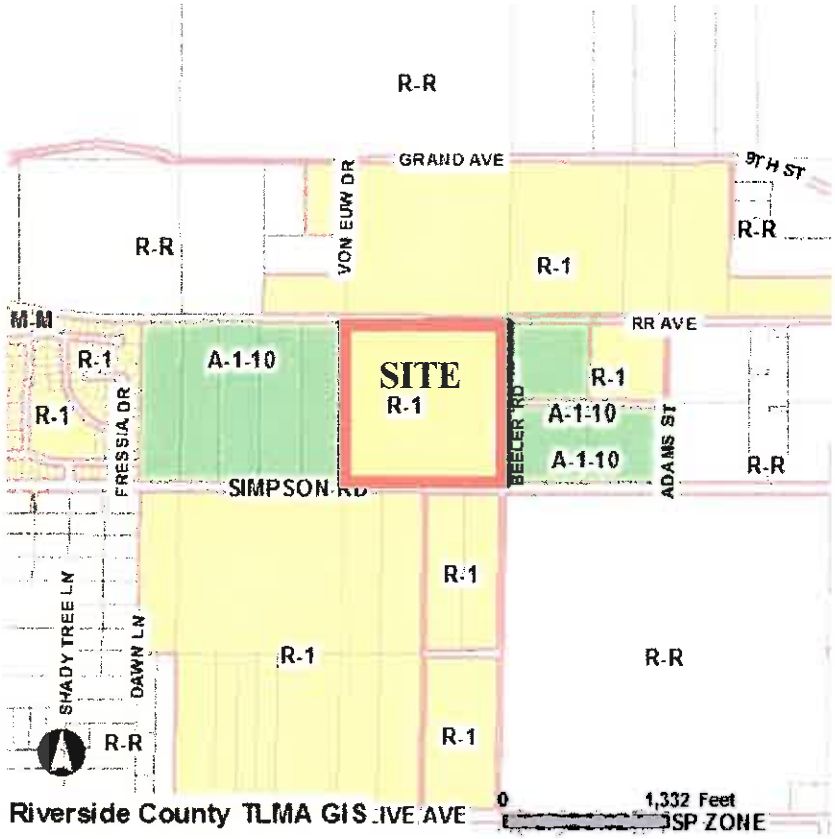
CIVIL ENGINEERING



GENERAL PLAN

NOT TO SCALE

W.J. McKEEVER, INC.
CIVIL ENGINEERING



ZONING

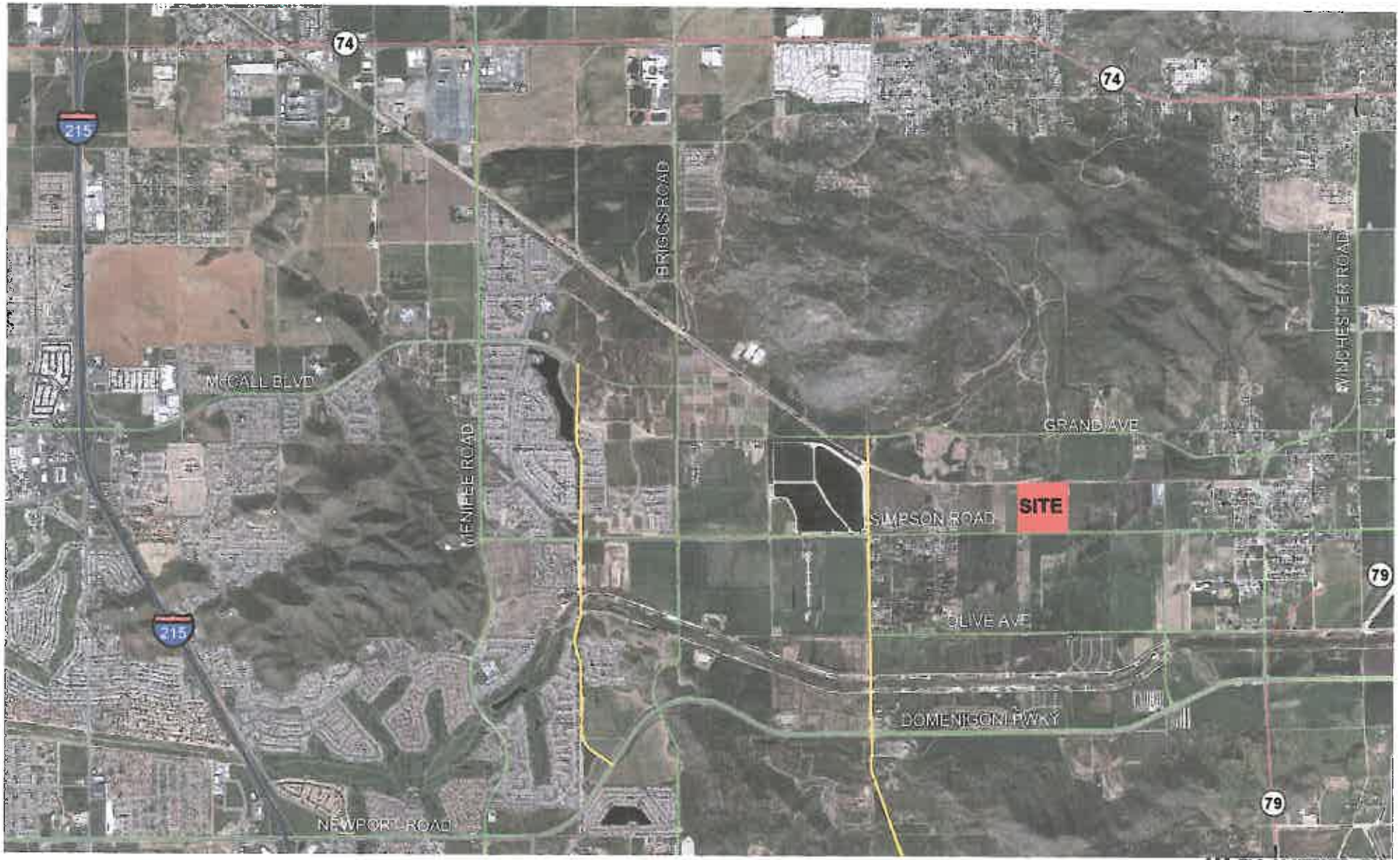
EUCALYPTUS GROVE

RIVERSIDE COUNTY, CALIFORNIA

NOT TO SCALE

W.J. McKEEVER, INC.
CIVIL ENGINEERING

EXHIBIT E



CIRCULATION MAP

EUCALYPTUS GROVE

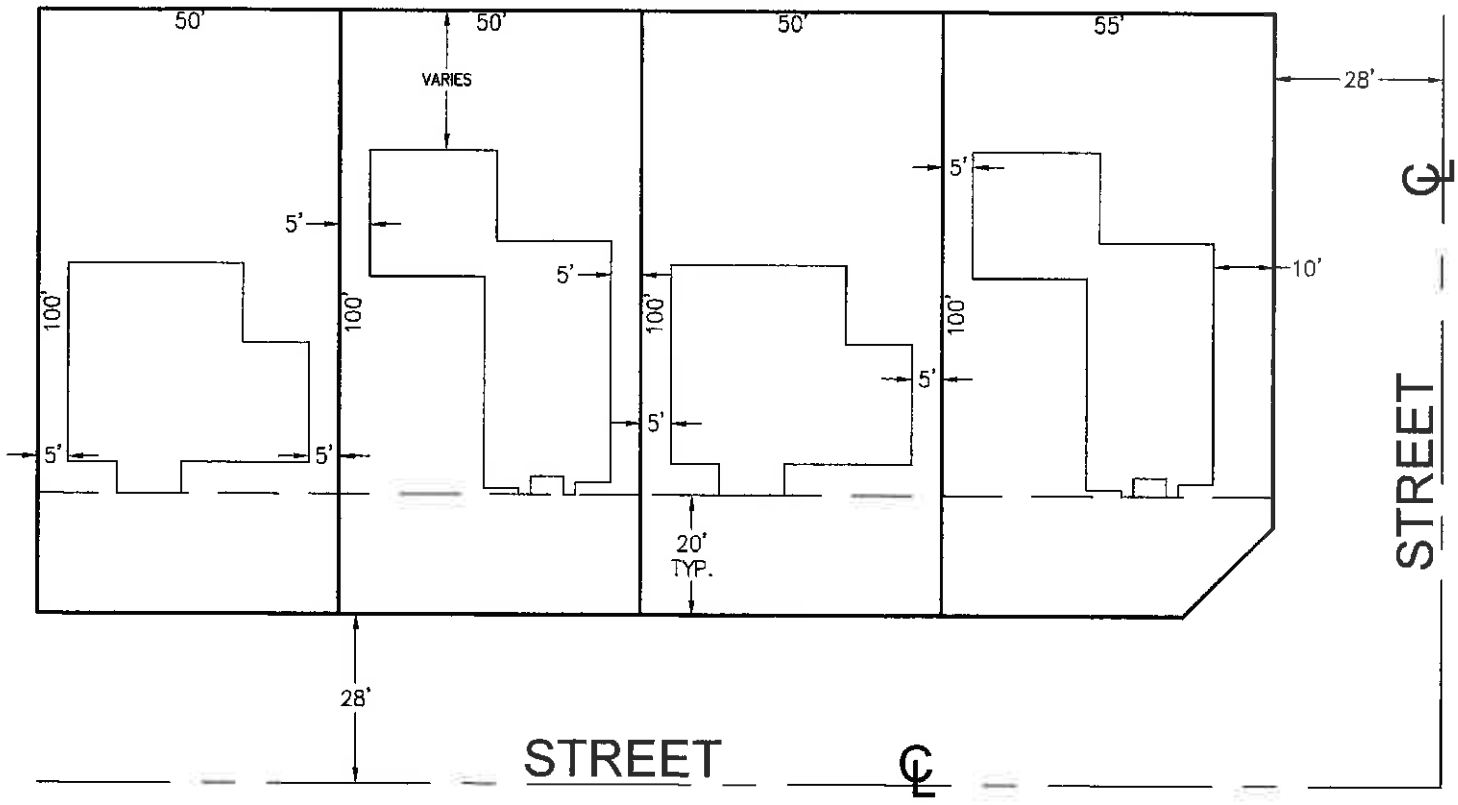
NOT TO SCALE

W.J. McKEEVER, INC.
CIVIL ENGINEERING

RIVERSIDE COUNTY, CALIFORNIA

EXHIBIT F

TYPICAL LOT DETAIL



TYPICAL - LOT DETAIL

EUCALYPTUS GROVE

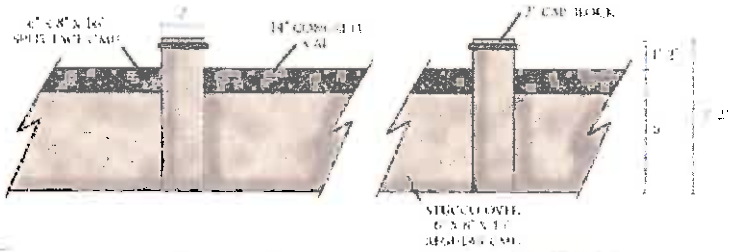
RIVERSIDE COUNTY, CALIFORNIA

NOT TO SCALE

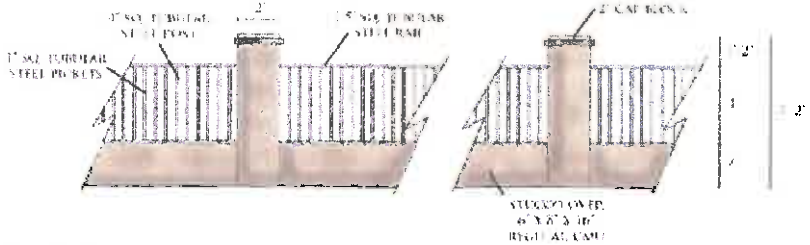
W.J. McKEEVER, INC.
CIVIL ENGINEERING

EXHIBIT G

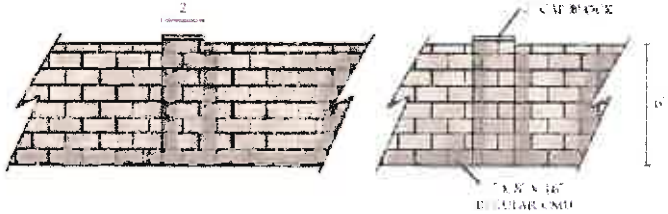
PERIMETER WALL



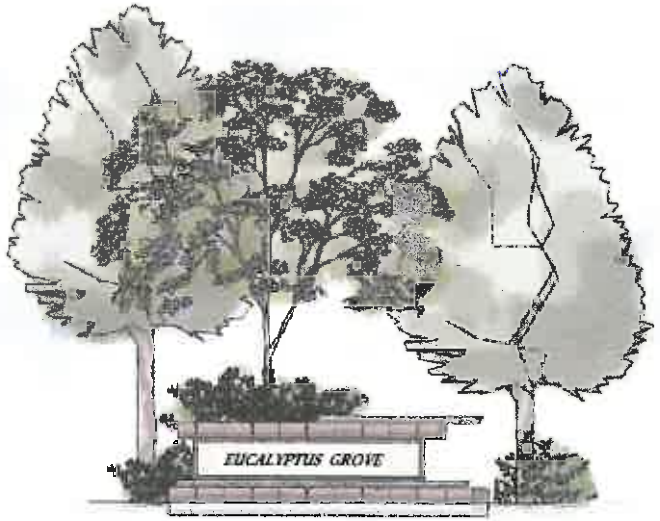
VIEW WALL



NEIGHBORHOOD WALL



CONCEPTUAL THEME WALLS



CONCEPTUAL ENTRY MONUMENT

CONCEPTUAL WALL / ENTRY PLAN

NOT TO SCALE

W.J. McKEEVER, INC.
CIVIL ENGINEERING

6.0 ARCHITECTURE

The architectural guidelines in this manual have been developed to ensure architectural continuity and compatibility throughout the project; to promote a distinctive architectural theme; and to avoid a mundane repetition of too similar architectural design elements. These guidelines will provide a set of basic concepts for development but are not meant to limit future creativity in design.

These styles and concepts should be incorporated to provide a variety of quality housing types.

6.1 General Guidelines

The following general guidelines should be considered in the designing and layout of the project:

- A common set of design style and design elements should be included throughout the project.
- Long unarticulated building facades should be avoided
- Natural building materials should be varied throughout the project, avoiding long stretches of similar street scene
- Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features shall occur on those facades of the residence that are visible from the street or open space
- The visual impact of garages shall be reduced to the maximum extent practicable

6.2 Architectural styles

Four architectural styles have been set forth in this design manual for the project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variety. California Ranch, Craftsman, Mediterranean, and Monterey architectural styles are discussed in the following pages and depicted in **Figures 1-4** so as to establish the types and level of architectural detail, which will assist in achieving the project, design objectives. It should be noted that the ultimate builder will be required to come back before the Planning Commission with a detailed Design Manual that will identify the specific design features that will be incorporated into the implementation process. Discussions of each of these styles as well as illustrations of typical elevations and features are located on the following pages.

It should also be noted that these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Planning Department.

6.2.1 California Ranch

The general of California Ranch style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. Roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards), board and batten (vertical boards), shingles and stucco. Indoor-outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Private gardens, patios and pot shelves are typical.

Figure 1 - California Ranch

Features typical of the California Ranch style include:

- Louvered shutters at windows
- Arched patios
- Low pitched roof line
- Often contains a variation of materials on façade (wood siding, brick or stone)

6.2.2 Craftsman

The Craftsman style of the early twentieth century residential architecture was very popular. This popularity can be attributed to the Craftsman design on the harmony of indoor and outdoor life. Influenced by the earlier Mission aesthetic, the Arts & Crafts architects designed homes which were well-crafted and used materials left as close as possible to their natural state such as cobblestones and rough hewn beams. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These asymmetrical, gabled and stuccoed works of art are a large part of Southern California's architectural heritage.

The primary wall form relies on a simple "box" orientation adorned with detailing such as wall articulation, unique window locations, large eave overhangs and porches. Typical building materials include wood, stone and stucco. The limitless combinations of these elements can enhance the street scene and create a unique residential identity. Creative use of these design features will promote a varied yet unified architectural "feel" to the neighborhood while avoiding the "cookie-cutter" approach where virtually all residences appear the same without any individual identity.

The Craftsman idea is broad enough to include all types and uses of buildings. However the Craftsman bungalow style of dwelling has received more attention than any other. Southern California is ideally suited for the bungalow. The mild climate permits a thorough integration of a house with its immediate surroundings. For example, living space may open onto a screened or open air porch, which may adjoin a blooming garden.

Figure 2 - Craftsman

Features typical of the Craftsman style include:

- Thick tapered porch posts
- Exposed roof rafters
- Recessed porches
- Natural materials such as stone and wood
- Varied textures
- Exterior use of stone or stone veneer

6.2.3 Mediterranean

The Mediterranean architectural style is typically characterized by the use of stuccoed walls, heavy arches, deep-set windows and S-tile roof materials. This style is generally characterized by two story homes, occasionally including a courtyard, with low pitched roofs. Long narrow porches and balconies and stuccoed chimney tops are common accents. Exposed beams, balconies with wrought iron railing are also an important

Figure 3 - Mediterranean

Features typical of the Mediterranean style include:

- Typically light body color with dark or contrasting trim
- Arched windows and entries
- Wrought iron accents

- Heavy wood doors
- Stucco siding

6.2.4 Monterey

During the early colonization of the Southwest, the Spaniards built simple homes with low roofs, thick walls and small windows. Later, in the mid 19th century, homes took on more of the characteristics of the English Colonials' homes. Their houses became more complex, two-storied structures with narrow second floor balconies. The Spanish heritage was jealously preserved in many Southwestern communities.

Santa Barbara, California is one example that can be observed of this effect. After an earthquake destroyed a large number of the structures in the city in 1925, the city planning commission that was subsequently appointed required that all new structures be Spanish in design. In Santa Fe, New Mexico, a city ordinance mandated that all new buildings in the historic area of town be constructed in the Pueblo Style. In each of the above mentioned circumstances, a unique style developed that took on the names of their respective cities. Therefore, today you will find homes called Santa Barbara style, or Santa Fe style respectively.

Monterey Style homes built in California in the 1920s are another example of unique styles that evolved from previous examples. Monterey, California made this style famous, with their two-story Spanish homes that featured a porch tacked on the front. One could also find porches on the main floor tucked under the roof, reminiscent of the French Creole style homes.

Figure 4 - Monterey

Features typical of the Monterey style include:

- Tiled or wooden shake roofs
- Porches on the second floor, often spanning the entire width of the house
- Single-hung windows
- Symmetrical design
- Shutters on the windows
- Recessed first floor porches

7.0 UTILITIES

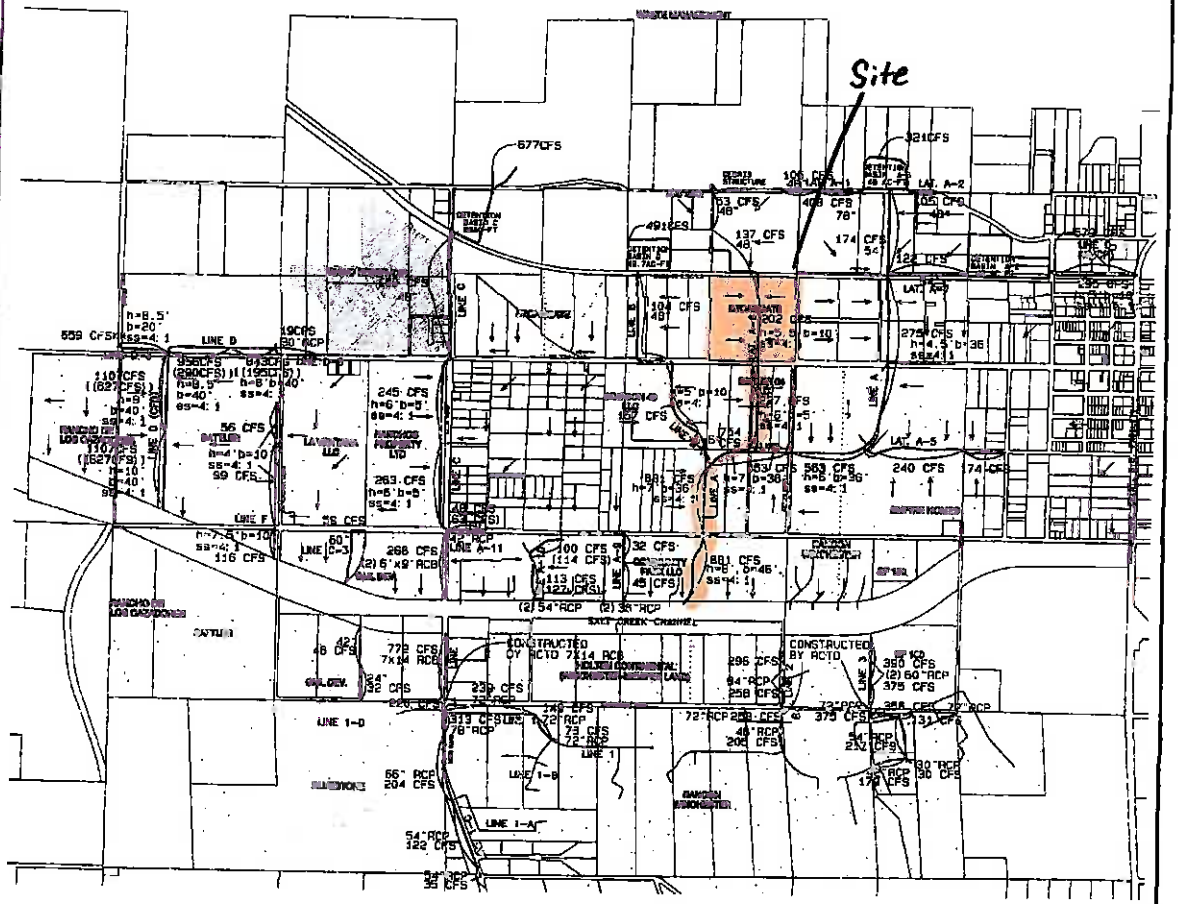
Currently the site is undeveloped and, the site does contain some existing perimeter overhead electrical lines as well as water and sewer lines located in Leon Rd. All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by Public Works. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of Public Works and Riverside County Fire Departments and other governmental regulations applicable to the construction of various facilities.

Utility Providers

Services	Provider	Location
Electrical	Southern California Edison	At site
Telephone	Verizon	TBD
Cable	Time Warner Cable	TBD
Natural Gas	Southern California Gas Company	TBD
Water	Eastern Municipal Water District	At site
Sanitary Sewer	Eastern Municipal Water District	4,000' +/- South
Fire & Emergency	County of Riverside Fire District	TBD

8.0 COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)

Common areas within Eucalyptus Grove will be maintenance by County Service Area #146. However, perimeter landscaping and common areas within the individual units in Planning Area 3, will require maintenance by a Home Owners Association (HOA). The HOA will be established in conjunction with development of Planning Area 3. CC&R's for Eucalyptus Grove that include language for the establishment of a HOA and provision for creation of liens in conjunction with the HOA for maintenance funding will be provided prior to recordation of the final map.



NOTES

1 SEE EXHIBIT 2-1 & 2-2 FOR DRAINAGE AREA BOUDARIES

2 ROUTINGS OF DETENTION BASINS AND DOWNSTREAM MAINLINE ARE BASED ON UNIT HYDROGRAPH, WHILE Qs FOR LATERAL DESIGN ARE BASED ON THE RATIONAL METHOD.

3 FOR LAT A-10, AND A-13, THE ULTIMATE Q100 AND INTERIM Q100 ARE SHOWN. THE LARGER Q WAS SELECTED FOR THE DESIGN OF STORM DRAINS.

4 DESIGN REACH Qs CONSERVATIVELY ASSUMED THAT DRAINAGE AREAS ARE INTERCEPTED BY MAINLINE AT THE UPPER END OF DRAINAGE AREA.

5 AT THE FINAL DESIGN, THE MAINLINE SIZE CAN BE REEVALUATED AND REDUCED FOR THE EXACT INTERCEPTION LOCATIONS.

THE DEBRIS STRUCTURE SIZE WILL BE DECIDED AT THE FINAL DESIGN.

* FACILITY TYPE AND SIZE OF LINE D (MWDP) ARE FROM WINCHESTER MASTER DRAINAGE PLAN. IN FINAL DESIGN, FACILITY TYPE AND SIZE CAN BE REEVALUATED AND RESIZED.

**LINE D (643 CFS) AND LINE D-3 (659 CFS) ALONG NORTH SIMPSON ROAD ARE SIZED TO BE ABLE TO COLLECT Qs FROM NORTH OF INTERSECTION OF RAILROAD AND DRIGGS ROAD AT ANY POINT. THE FACILITY SIZE CAN BE REEVALUATED WHEN CONNECTION FROM NORTH IS FIXED.

CASE:TR32394R1
EXHIBIT: 3
DATE: 2/21/14
PLANNER: M.STRAITE

N
W E
S

1" = 800'

LEGEND

- STORM DRAIN SYSTEM BY CFD
- STORM DRAIN SYSTEM OUTSIDE CFD BOUNDARY
- LOCAL STORM DRAIN SYSTEM (NOT BY CFD)
- EXIST STORM DRAIN SYSTEM
- DRAIN DIRECTION
- 750 CFS Q100
- (150 CFS) Q100 INTERIM CONDITION
- ((250 CFS)) Q100 MITIGATED WITH DETENTION BASIN O SEE PLAN & PROFILE FOR SIZES
- CFD PROPERTY

WINCHESTER HILLS CFD STORM DRAIN FACILITIES

WEBB ASSOCIATES

APPROVED BY: _____ DATE: _____
R.C.E. NO. _____ EXP. DATE: _____

EXHIBIT 3

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42468
Project Case Type (s) and Number(s): CHANGE OF ZONE NO. 7789 and TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1
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: Stone Star Riverside LLC
Applicant's Address: 12671 High Bluff Crive Suite 150 San Diego CA 92130
Engineer's Name: WJ McKeever Inc
Engineer's Address: 900 East Washington Street Suite 208 Colton CA 92324

I. PROJECT INFORMATION

A. Project Description: The **Change of Zone** proposes to change the project sites zoning from One Family Dwelling (R-1) to Planned Residential (R-4). **Tentative Tract Map No. 32394 Revised Map No. 1** proposes to revise TR32394, a Schedule A subdivision of 39.83 acres into 127 residential lots, previously approved in 2006, by increasing the number of lots to 166 residential lots, removing the requirement to participate in a CFD, adding two basins, and adding additional drainage/open space features on-site and offsite. The project will require construction of an offsite drainage channel that will be about 4,000 feet in length and about 120 feet wide. See Exhibit 3 for details.

B. Background: Tentative Tract Map No. 32394 was approved in 2006 for 127 residential lots. The project was processed with Environmental Assessment No. 39812 which concluded that a Mitigated Negative Declaration was appropriate as all impacts were mitigated to a level of less than significant with mitigation added. Areas that required mitigation included Aesthetics, Biological resources, Cultural resources, Geology/Soils, Hydrology/Water Quality, Noise and Recreation. The current proposal to revise the map includes an increase in residential lot count from 127 lots to 166 lots. As a result this Environmental Assessment uses the previous EA39812 however this EA specifically addresses the increase in unit count and offsite impacts.

Additionally, the offsite requirements are being modified through this revision. The project is now being conditioned to construct a portion of the flood control infrastructure identified in a master plan created by Webb and Associates in 2006. However, the master plan was never adopted. CEQA document EA39938 was prepared for the master plan, and this EA for the revised map uses analysis contained in the master plan and the CEQA for the master plan. The CEQA documents for both TR32394 and the Webb master plan are available for review at the County Planning department. For purposes of this review, the term "project" includes the offsite channel construction.

C. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

D. Total Project Area: 39.83

Residential Acres: 39.83 **Lots:** 166 **Units:** 166 **Projected No. of Residents:** 424.96

E. Assessor's Parcel No(s): 462-020-010

F. **Street References:** The project is located in the third district, in the Harvest Valley/Winchester Area Plan, more specifically it is located northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79.

G. **Section, Township & Range Description or reference/attach a Legal Description:** Section 29, Township 5 South, Range 2 West

H. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is relatively flat with a rocky outcropping in the northwest corner of the site. The project site is currently vacant with the majority of the site covered with a non-native eucalyptus grove. Surrounding land uses include vacant undeveloped land to the north and east and rural residences to the west and south. A rail line borders the project on the site to the north. This rail line is the planned alignment for the Metrolink line to Hemet. Several other Tentative Maps are in process in the surrounding area which would change the land uses to primarily medium density residential for the area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Highway 79 Policy Area Requirements of the General Plan. The proposed project meets the requirements for the Medium Density Residential (MDR) land use designation and all other applicable land use policies.

2. **Circulation:** The project will add overall trips to the area. The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** A 2.53-acre park for public access has been provided in the design of this project. No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is located entirely within a FEMA designated 100-year flood zone. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project. The proposed project meets with all other applicable Safety element policies.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.

6. **Housing:** 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 has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby

reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Harvest Valley/Winchester

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2-5 Dwelling Units per Acre)

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):** Harvest Valley/Winchester
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5 dwelling units per acre)
4. **Overlay(s) and Policy Area(s):** Highway 79 Policy Area

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: Rural Residential (R-R)

J. Proposed Zoning, if any: One Family Dwelling (R-1)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) and Light Agriculture – 10 Acre Minimum (A-1-10)

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	☐ Hazards & Hazardous Materials	☒ Recreation
☒ Agriculture & Forest Resources	☒ Hydrology / Water Quality	☐ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☒ Biological Resources	☐ Mineral Resources	
☒ Cultural Resources	☒ Noise	
☒ Geology / Soils	☐ Population / Housing	
☒ Greenhouse Gas Emissions	☐ Public Services	

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.

Signature

6/18/14

Date

Matt Straite

Printed Name

For Juan C Perez, TLMA Agency Director/
Interim Planning 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?	☐	☐	☐	☒
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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project is located on the northwest corner of Simpson Road and Beeler Road. The GENERAL PLAN indicates that the project is not located within a designated scenic corridor. Development of the project site, and offsite channel construction, will not affect any scenic resources, as adjacent lands are vacant or have rural residential developments and are planned for similar residential development. The design of the proposed residential development will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:
a) According to the GENERAL PLAN, the project site is located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. The offsite channel will have no lighting. The construction of the channel may require lighting for construction, however, all lighting would be temporary in nature and therefore less than significant. 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. This is required by ordinance, and therefore not considered mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, On-site Inspection, Project Application Description

Findings of Fact:

a & b) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The offsite channel will be soft bottom and not create any glare. While the adjacent properties are vacant, residential development is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. The project proposes a single-family residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
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?	☐	☒	☐	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project, including the channel, is located within the boundaries of land designated as prime and statewide important farmland (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

b) The project is not located within an Agricultural Preserve and will have no impacts on any preserves. The closest preserve is over a mile away from the site and the channel.

c) The project is partially located within 300 feet of existing agriculturally zoned property, but will not conflict with any existing agricultural use or a Williamson Act contract. This subdivision will be required to notify all future occupants that such property resides within the 300-foot boundary of an agricultural zone. Conditions of approval have been added to assure proper notification is required pursuant to Ordinance No. 625. With this mitigation, the impacts are less than significant. However, all property surrounding the site features a General Plan Land Use designation of Medium Density Residential (MDR) which will require all agriculturally zoned property surrounding the site to change eventually to a more residential zoning classification.

d) There are no other agricultural changes that will impact farmland. The channel construction may result in the continued development of the area, however, as explained in "a" these impacts were already considered.

Mitigation: A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all appropriate future owners that this property is located within 300-feet of agriculturally zoned property. (COA 50.PLANNING.13, 50.PLANNING.27)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

	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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) The project will not conflict with any zoning related to forest land, the County has no such zoning.

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?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, SCAQMD CEQA Air Quality Handbook, Eucalyptus Grove- Tract 32394 Greenhouse Gas Impact Study, Unincorporated County of Riverside, by RK Engineering Group, Inc. dated July 24, 2013.

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) establishes the Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) to achieve national and state air quality standards. Since the AQMP control measures and emission reduction programs are based on emission projections for a future development scenario, conformance with the AQMP is determined by the project's compliance with local land use plans and/or population projections. The proposed project is consistent with the General Plan requirements and thus determined to be in compliance with the AQMP, impacts are considered less than significant.

All construction and development activities and land uses within the SCAB, including the proposed project, are required to comply with all applicable SCAQMD rules and regulations. The proposed project is obligated, by law, to comply with these rules and regulations and will do so. For these reasons, it is appropriate to conclude that the proposed project is in compliance with the AQMP. The project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 127 single family residential units, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County. COA (10.BS GRADE.08)

b) The project will not conflict with or obstruct implementation of the applicable air quality standard. The project, proposing 166 single family residential units, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

c) In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states that "previously approved land use documents including, but not limited to, general plans, specific plans, and local coastal plans, may be used in cumulative impact analysis." In addressing cumulative effects for air quality, the AQMP utilizes approved general plans and, therefore, is the most appropriate document to use to evaluate cumulative impacts of the subject project. This is because the AQMP evaluated air quality emissions for the entire region using a future development scenario based on general plan land use designations and set forth a comprehensive program that would lead the region, including the project area, into compliance with all federal and state air quality standards. Since the proposed project is in conformance with the AQMP it is appropriate to conclude that the project's incremental contribution to criteria pollutant emissions is not cumulatively significant.

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

d-f) The project is not located within 1 mile of any sensitive receptors with the exception of a few single family homes. Further, the project will not be considered a point source emitter. There will be no impacts. The project will not emit any odors that will be objectionable.

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?	☐	☐	☐	☒
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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a-g) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The previous version of the project (TR32394) required a general biological study to be prepared and a focused survey for various narrow endemic plant species. The studies concluded that no sensitive species exist on site. Upon submittal of the revised map, County biological staff visited the site to do an inspection/ survey in order to assure the previous studies was still accurate. They concluded that no sensitive species were on site. The project will not result in adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S Army Corps or Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The proposed project is not located within any MSHCP criteria cells identified for conservation.

Regarding the offsite channel required for the project, the EA created for the master infrastructure plan explained the following:

> The project alignment is not located within the Criteria Area Species Survey Area for Plants or the Amphibian Species Survey Area. However a large portion of the project alignment is located within the Burrowing Owl Survey Area. All required habitat assessments and focused surveys pursuant to these specific sections of the MSHCP were conducted for the proposed CFD alignments and facilities.
>
> The Salt Creek channel [which the proposed channel will drain into] is designated as Public/Quasi-Public Conserved Lands in the MSHCP Harvest Valley/Winchester Area Plan. Covered activities under the MSHCP in Public/Quasi- Public Conserved Lands include future facilities such as water, sewer, electrical, gas and solid waste facilities, subject to a finding of equivalent conservation. As outlined in the MSHCP, impacts to habitats within existing Public/Quasi-Public Lands shall be compensated by purchase and dedication into the MSHCP Conservation Area of land at not less than a ratio of 1:1. The applicant will provide a finding of equivalent conservation as well as mitigate for any impacts to habitat resulting from construction of facilities located in Public/Quasi-Public Lands. Implementation of the proposed CFD facilities is required to comply with the MSHCP. As the required studies have already been completed for the project, project construction will not conflict with the MSHCP…potential impacts to biological resources are considered less than significant.
>
> In addition to the MSHCP the CFD project area is also located in the Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California (SKR HCP). The CFD project area is located within the fee area but not located within a core reserve, as outlined in the plan. The proposed project must comply with Ordinance 663.10, An Ordinance of the County of Riverside Amending Ordinance No. 633 Establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan, Plan Fee Assessment Area and Setting Mitigation Fees. The proposed project will not conflict with the SKR HCP, potential impacts are less than significant.

No suitable habitat was found for any of the sensitive plant species. Long- and short-term impacts to wildlife species will occur as a result of construction activities and the conversion of the proposed project site to residential development. No species of animal or plant listed as endangered or threatened was observed or is expected on-site; however, given the large number of eucalyptus trees on site, the applicant is required to perform a nesting bird survey prior to any grading activity. With this mitigation, there will be no impacts related to sensitive wildlife species are anticipated.

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

Mitigation: One week prior to grading, a nesting bird survey shall be conducted if grading occurs between February 1 and August 15. (COA 60.PLANNING.1)

Monitoring: Monitoring shall be done by the Environmental Programs Department and the Building and Safety Department.

CULTURAL RESOURCES Would the project				
8. Historic Resources 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?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, On-site Inspection, Project Application Materials, Archeological Study PD-A-4754 prepared by Archeological Associates dated July 8, 2012 (updating the original 2005 study for the site)

Findings of Fact:
a & b) On-site surveys, conducted in January 2005 did not result in any historic resources to be located on site. An update to the study was reviewed by the County Archeologist. The site is currently vacant and does not contain any structures or other features that could be deemed significant historic resources. Regarding the offsite channel, a study was done for the master drainage plan that found there to be no impacts for the area of the offsite channel. All identified archeological sites will be avoided. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources 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 outside of formal cemeteries?	☐	☒	☐	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Project Application Materials, Archeological Study PD-A-4754 prepared by Archeological Associates dated July 8, 2012 (updating the original 2005 study for the site)

Findings of Fact: The pedestrian survey, conducted January 2005, and the update done in 2012, resulted in the discovery of an archeological resource. This site consisted of a bedrock milling feature. This type of resource is non-unique and is not considered a significant archaeological resource. Although the milling station may be destroyed as a result of the proposed project, a visual

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

and statistical record of each feature has been preserved for future researchers. Regarding the offsite channel, a study was done for the master drainage plan that found there to be no impacts for the area of the offsite channel. All identified archeological sites will be avoided. With incorporation of the following mitigation measures, impacts to archaeological resources will be less than significant. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist and Native American monitor for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (COA 10.PLANNING.1, 60.PLANNING.1)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

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

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:
A) The project, including the offsite portions, site is located within a High B (Hb) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is moderate to high.

Mitigation: The project has been conditioned to retain a qualified paleontologist prior to grading consultation during grading activities (COA 60.PLANNING.04). Additionally the final map must include a note explaining the high liquefaction potential (COA 50.PLANNING.16).

Monitoring: Monitoring shall be done by the Planning Department and the Building and Safety Department.

GEOLOGY AND SOILS Would the project				
11. 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?	☐	☐	☒	☐
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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

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

Findings of Fact:
a & b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has determined that it will protect the public health, safety, and welfare.

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?	☐	☒	☐	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Update Report, (GEO 1400), Eucalyptus Grove - Tentative Tract 32394, Winchester Area of Riverside County, California, dated August 14, 2013.

Findings of Fact:
a) The County Geologic Report (GEO) No. 1400 update from 2013 was prepared for TR32394R1. These update reports confirmed that the conclusions and recommendations contained in the previous Leighton reports (10/27/04 and 3/24/05) remain generally valid and applicable for the new Tract Map (TR32394R1) except where superseded by current County ordinances and recommendations included in the August 14, 2013 report. The report concluded that the potential for liquefaction could occur in subsoils in the southeast portion of the site. The report recommended removal and recompaction, combined with the additional planned fill thickness.

Mitigation: A note shall be placed on the Environmental Constraints Sheet indicating that there is a potential for liquefaction at this site and that potential liquefaction shall be mitigated with the recommendations made in CGR No. 1400 update. (COA 10.PLANNING.18)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Update Report, (GEO 1400), Eucalyptus Grove - Tentative Tract 32394, Winchester Area of Riverside County, California, dated August 14, 2013.

Findings of Fact:
a) There are no known active or potentially active faults that traverse the site or off sites and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that has the potential to affect the site is ground shaking resulting from an earthquake occurring along several

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

major active or potentially active faults in southern California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" Geotechnical Update Report, (GEO 1400), Eucalyptus Grove - Tentative Tract 32394, Winchester Area of Riverside County, California, dated August 14, 2013.

Findings of Fact:
a) Due to the relatively level terrain in the area, the project site and all required off site improvements are not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

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?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" Geotechnical Update Report, (GEO 1400), Eucalyptus Grove - Tentative Tract 32394, Winchester Area of Riverside County, California, dated August 14, 2013.

Findings of Fact:
a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

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.

16. Other Geologic Hazards **a) Be subject to geologic hazards, such as seiche,** mudflow, or volcanic hazard?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, On-site Inspection, Project Application Materials, Geotechnical Update Report, (GEO 1400), Eucalyptus Grove - Tentative Tract 32394, Winchester Area of Riverside County, California, dated August 14, 2013.

Findings of Fact:
a) The update to GEO No. 1400 did not identify any other geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

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?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:
a-c) The project area is relatively flat with a rocky outcropping in the northwest corner of the project site and will not require an extensive amount of grading. Grading will not negate or affect the subsurface sewage disposal systems. The open channel required offsite will not change the topography, or create any fill slopes, nor will the cannel disrupt any sewer systems. The channel was master planned within a larger regional framework to work with other infrastructure requirements including sewer. Because the infrastructure was all mater planned, they do not impact each other. Furthermore, the design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. These agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

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.

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 waste water?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The Riverside County Geologist and the Building and Safety Department – Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. All of the soil groups in the project site and the offsite areas have a low potential for shrink/swell. Expansive soils by definition contain significant amounts of clay which take in water causing them to shrink or swell. All soil groups identified within the project area sandy loams and loamy sands, which are not expected to have expansive qualities. Therefore, expansion potential as defined in the California Building Code is considered low. The proposed project would not result in substantial risks to life or property from hazards due to expansive soil. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. These include the requirement for storm water pollution prevention plans (SWPPS), Water Quality Management Plans (WQMP), and National Pollutant Discharge and Elimination Systems (NDPES) requirements.

Mitigation: No mitigation measures are required.

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?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

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

a-b) The Riverside County Flood Control department has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The offsite channel will improve the erosion potential for the area by channelizing the flows to the Salt Creek Channel. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:
a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.8)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Eucalyptus Grove- Tract 32394 Greenhouse Gas Impact Study, Unincorporated County of Riverside, by RK Engineering Group, Inc. dated July 24, 2013.

Findings of Fact:

a & b) According to the Green House Gas study provided for the project, with the implementation of the required mitigation measures the project emissions, both construction and operation, will be below

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

the SCAQMD's 3,000 MT CO2e Threshold. Riverside County has not adopted an applicable plan, policy or regulation for the purpose of reducing the emissions of GHGs. Therefore, the significance of the project's consistency with applicable plans shall be determined by demonstration whether or not the project would reduce GHG emissions by 30 percent or more below a business as usual (BAU) standard. The 30% target is based on the estimated reductions California Air Resources Board (CARB) projected for Year 2020 emissions, extrapolated using Years 2002 through 2004 data, in order to meet the 1990 level emissions, as required by AB 32.The project will promote the goals of AB 32. All offsite construction will be required to adhere to all applicable SCAQMD rules and regulations, including the need to obtain construction permits form AQMD. There will be no operational emissions from the channel. Compliance with SCAQMD rules, in conjunction with the measures implemented of the project site itself, will assure that the construction of the channel is below the thresholds. The project site location is positioned within the County's planned growth urban footprint. With the implementation of energy efficient programs, and state and federal vehicle emission reduction programs, the proposed Project would be consistent with the goals of AB 32.

Mitigation: The GHG study proposes three mitigation measures, one of which is to include a pedestrian network within the design of the tract. That has been addressed in the design. The other two proposed mitigation measures have been added to eth project as conditions of approval. Condition of Approval 90.PLANNING.14 requires that the applicant provide proof that Title 24 has been exceeded by 25% and provide proof that a water conservation strategy that will obtain a 30% reduction for indoor/outdoor water use has been implemented prior to the final inspection.

Monitoring: Monitoring will be administered through the Building and Safety Plan check process.

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Project Application Materials

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

Findings of Fact:
a-e) The proposed subdivision and off site channel will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. The project will also not interfere with adopted emergency plans as it is consistent with the Land Use designation from the General Plan, and the roadways will be built to the standards outlined in the General Plan. No dangerous curves or other dangerous designs have been added. Therefore, hazard material impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:
a-d) The project site is not located within the vicinity of any public or private airport.

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?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

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

Findings of Fact:
a) The project is not located within a high fire area.

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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
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)?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:
a-b, e-h) The proposed project will substantially alter the drainage for the area. A railroad embankment with tracks runs along the north side of the tract. Tract 32394 is a single family residential development approved in 2008 which was provided protection from storm runoff with the construction of major drainage facility infrastructure. The construction of these facilities was a Condition of Approval for Tract 32394. A Community Facilities District (CFD) was being developed which would finance the construction of the major drainage infrastructure shown on Exhibit 3 of the

Winchester Hills CFD Storm Drain Facility Plan. The formation of this CFD did not occur and the drainage facilities were not constructed. This revised map is a proposal to develop the site without the drainage infrastructure proposed by the CFD.

A drainage area of approximately 140-acres is tributary to the northerly boundary of the site. There are no streams or rivers crossing the site. The railroad embankment cannot provide protection from these flows so runoff that spills over the embankment is spread out along the compete length of the northern property line. A concrete collector channel along the north boundary is proposed which will capture these flows. Storm runoff from this collector channel will convey flows to an unlined open channel located through the central portion of the site.

This unlined open channel will convey flows southerly and discharge flows into Salt Creek Channel (District Project No. 4-0-00110) located approximately 0.7 miles to the south. This channel will follow the alignment proposed in the Winchester Hills CFD Storm Drain Facility Plan, as previously explained. While this drainage plan is not a County adopted master drainage plan, the District is using this drainage plan as a guide for the location of drainage facilities for development in this area.

Tract 32394R1 will construct the open channel, to District standards, which is capable of conveying the 100-year flow from the collector channel at the north boundary to a reinforced concrete box culvert at Simpson Road. This culvert, also constructed as part of this project, will also have the capacity to convey the 100-year flow to the south side of Simpson Road. Downstream of Simpson Road, an open channel that is capable of conveying this 100-year flow from the culvert at Simpson Road to Salt Creek Channel. Salt Creek Channel is considered an adequate outlet for storm runoff from this development and therefore no increased runoff mitigation is required except for the Hydrological Conditions of Concern (HCOC) required in the Water Quality Management Plan (WQMP). Conditions of approval require the applicant to obtain rights of way for the offsite channel.

Culverts at Olive Avenue and into Salt Creek Channel shall also be constructed. These culverts shall be capable of conveying the project's 100-year flow rate.

A preliminary Water Quality Management Plan (WQMP) was submitted for this project. The exhibit proposes vegetated swales which are not an acceptable BMP. The final WQMP for this development shall use infiltration trenches or other acceptable BMP's. The final WQMP must comply with the latest MS4 permit WQMP Guidance Manual and Template for the Santa Ana River Watershed. The WQMP shall comply with the latest WQMP and Low Impact Design (LID) provisions by incorporating LID principles and the prioritized/tier selection of mitigation or structural site design.

The project is located within the boundaries of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

c) The project is proposing to utilize water form EMWD, facilities for which are already within the vicinity of the site. There will be no wells. EMWD has issues a will serve letter for the site. There will be no impacts.

Mitigation:
10.FLOOD RI.1 requires the applicant to secure the full right of way width necessary for the ultimate channel from Simpson Road to Salt Creek Channel. 10.FLOOD RI.2 requires construction of the channel. 10.FLOOD RI. 4 requires construction of culverts under roadways. 90.FLOOD RI.4 requires

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

that all offsite and onsite facilities be constructed and operational prior to the issuance of the final inspection for the residential structures.

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐

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?	☐	☐	☒	☐
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 water body?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, 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

Findings of Fact:

a-d) The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities (see section 25). The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, however, the increase will result in a less than significant determination with the implementation of standard conditions of approval, including the requirement for SWPPS, WQMP and NPDES requirements. Because these are standard conditions of approval, they are not considered mitigation for CEQA purposes. The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site, but at a less than significant level (see section 25).

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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:
a-b) The proposed use is compliant with the current land use designation of Medium Density Residential (MDR) in the Harvest Valley / Winchester Area Plan. The project is not located within a city sphere of influence.

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?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the 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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:
a & d) The previous map approval included a zone change from Rural Residential (R-R) to One Family Dwelling (R-1) will make the tentative tract map consistent with the GENERAL PLAN land use designation of Medium Density Residential (MDR). The new design of the map increases the unit count to offset the cost of the off site flood control channel. This increase necessitates a change in the zoning to a Planned Residential (R-4) designation, which is included as part of the project. The R-4 designation is consistent with the MDR General Plan classification. The project site is located within the Highway 79 Policy Area, which dictates that the proposed residential projects must have a reduced density of 9% less than the midpoint of the allowable density range. The previous version of the map was below this threshold. The site is 39.83 acres, in a Medium Density Residential (MDR) Designation, which is 2-5 Dwelling Units per acre. That makes the midpoint 3.5 du/ac. At 9% below the midpoint the project would be allowed 126.5 units. However, the project is also conditioned to construct an offsite channel from their site to the Salt Creek Channel. Because the project is required to construct this, and because no residential units can be placed on these improvements after they are constructed (it is an open top channel), the calculation of required right of way is factored into the calculation for purposes of determination of consistency with the Highway 79 Policy Area. The

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

surface area of the channel offsets the 39.5 unit exceedance of the Highway 79 Policy Area. There will be no impacts.

b & e) The surrounding area is currently vacant and will be occupied by similar residential development in the near future. The project site is not adjacent to any established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:
a-d) The project, including the offsite channel, is located in an area where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity. According to the General Plan, the project is not designated for mineral uses or mining activities. The project site is designated for residential land uses, which preclude mining activities.

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 Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
30. Airport Noise	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 ☒ 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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:
a-b) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise NA ☐ A ☒ B ☐ C ☐ D ☐	☐	☒	☐	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The Burlington Northern Santa Fe (BNSF) railroad line passes near the northern boundary of the tract. According to Mark Milakovich of BNSF, the railroad is used 2 to 3 times a week during the months they harvest potatoes and travels at 5 miles per hour due to the poor condition of the track. Due to the infrequency of use, the exterior noise level does not exceed 65 Ldn and therefore has a less than significant impact to the proposed project. This line is also the planned alignment for the future extension of Metrolink to Hemet. At this time adequate information is not available for accurate acoustical studies to be prepared to evaluate the impacts of this planned line and adequate mitigation measures that would need to be incorporated into the project design.

Mitigation: The project has been required to submit an acoustical study prior to building permit issuance to evaluate impacts of the planned Metrolink line and to propose adequate mitigation measures. (COA 80.PLANNING.19)

Monitoring: Monitoring shall be conducted by the Planning Department, Environmental Health Department, and Building and Safety Department.

32. Highway Noise	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to this project.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:
a-d) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction

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

(Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
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)?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:
a-f) There are no existing habitable residences on the site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential development in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

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	☐	☐	☒	☐

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

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any significant affects 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 physically altered facilities. 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 County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 10.PLANNING.11)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, 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. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 10.PLANNING.11)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Hemet School District correspondence, GIS database

Findings of Fact: 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 Hemet 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. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 80.PLANNING.11)

	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.

39. Libraries	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. 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 County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 10.PLANNING.11)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan

Findings of Fact: The use of the proposed 39.88-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, 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

Findings of Fact:
a-c) The proposed project design incorporates a wide channel with 4:1 slopes and a grass area that will considered a park. The open space channel will also be usable as park space and will not be fenced. A Valley Wide park site already exists about ½ a mile from the site and features ball fields, restrooms and playground equipment. The park is adequately sized to accommodate he future population of this project. In addition the proposed subdivision is located within the Sphere of Influence of the Valley Wide Recreation and Park District, which is responsible for the collection of Quimby fees. The developer shall be required to annex into the District for maintenance of public parks, open space, multi-use trails, and detention basin lots (50.PLANNING.7). The project is conditioned to pay Quimby fees, however, this is a standard condition of approval and not considered mitigation for CEQA purposes (50.PLANNING.8 and 90.PLANNING.4). The project will not have a significant impact on parks or recreational facilities. The offsite cannel will have no impacts on recreation features.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	☐	☒	☐	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The Park Department has requested that trail be added to Simpson Road, on the north side of the street. The exhibit does not currently show the trail. Condition 20.Planning.1 requires that the map be revised to reflect the trail within 10 days of approval. 10.PLANNING.5, and 50.PLANNING10 requires that the applicant find a maintenance entity for the trail. 50.PLANNING.9 requires that the trail be offered for dedication. The offsite cannel will have no impacts on recreation features.

Mitigation: Condition 20.Planning.1 requires that the map be revised to reflect the trail within 10 days of approval. 10.PLANNING.5, and 50.PLANNING10 requires that the applicant find a maintenance entity for the trail. 50.PLANNING.9 requires that the trail be offered for dedication.

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

Monitoring: Conditions of approval will be administered through the Building and Safety Plan Check process.

TRANSPORTATION/TRAFFIC Would the project				
43. 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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan

Findings of Fact:

a-i) The project will generate traffic to the area and regional transportation system. There may be temporary traffic delays during street improvements for Simpson Road and Beeler Road, but the delays will cease upon completion of construction. The project is not anticipated to have any significant traffic or circulation impacts. The project has been conditioned for dedication and improvements to Simpson Road and Beeler Road, which are standard to all schedule "A" tract maps as established by Ordinance 460. These standard requirements are not considered mitigation for

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

CEQA implementation purposes. The Riverside County Transportation Department did require a Traffic Study for the project proposal and deemed the project as designed to protect public health, safety, and welfare. The project will not impact air traffic or water craft traffic, as there are none associated with the project. Rail lines do exist north of the site, however, the project has accommodated them through the design and potential noise has been addressed (see noise). The street design does not incorporate any dangerous street designs, or result in any impediments to emergency access because the streets and land use are all consistent with the General Plan. Adequate parking will be provided on-site as required by the parking code for residential use. The offsite channel may have temporary construction traffic impacts as culverts are constructed; however, these will be temporary in nature and not create any lasting impacts. There will be no operational impacts of the off site features because they will not limit traffic in any way or impact streets use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	☐	☐	☐	☒

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Department of Environmental Health Review

Findings of Fact:
a-b) The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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 off site features will be administered by Flood Control, no specific utilities will be required.

	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.

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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Department of Environmental Health Review

Findings of Fact:
a-b) The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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 offsite features are not related to sewer and have been designed to accommodate the ultimate design of sewer infrastructure in the area. There will be no impacts.

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?	☐	☐	☒	☐
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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:
a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered

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

facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812

Findings of Fact:

a-g) Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

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: Environmental Assessment No. 39938, Environmental Assessment No. 39812

Findings of Fact:

a) The project would not conflict with any adopted energy plans, as the County has none.

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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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.

51.	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)?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source: Environmental Assessment No. 39938, Environmental Assessment No. 39812, 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:

- Environmental Assessment No. 39938
- Environmental Assessment No. 39812

- Eucalyptus Grove- Tract 32394 Greenhouse Gas Impact Study, Unincorporated County of Riverside, by RK Engineering Group, Inc. dated July 24, 2013.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

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.

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TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

Tentative Tract Map No. 32394 Revised No. 1 is hereby permitted for a Schedule A subdivision of 39.83 acres into 166 residential lots, removing the previous requirement on TR32394 to participate in a CFD, adding two basins, and adding additional drainage/open space features on-site and offsite.

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, 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.

TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32394r1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32394r1, Amended No. 1, dated 6/10/13.

EXHIBIT 3 = Winchester Hills CFD Storm Drain Facilities Exhibt 3 dated February 21, 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

DESIGN MANUAL = Design Manual for the R-4 zoning requirement related to Change of Zone No. 7789.

EXHIBIT W = Wall and Fence Plan dated 6/24/14.

EXHIBIT L = Landscape Plans dated 6/24/14.

10. EVERY. 4 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. 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

TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS (cont.) RECOMMND

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.

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

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10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

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 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".

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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 & 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#32394 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service.

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10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

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.

10.E HEALTH. 2 RETENTION BASINS-NO VECTORS RECOMMND

All proposed retention basins must be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based upon the information provided, an updated noise study is not required. (NOTE: Noise report submitted for the original Tract Map 32394 in 2006)

However, the project shall be required to comply with 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 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. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

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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 intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 32394, Revised Map No. 1, Amended No. 1, is a proposal to subdivide an approximately 40-acre site for single family residential development. The site is located in the Winchester area on the northeast corner of Simpson Road and Beeler Road. A railroad embankment with tracks runs along the north side of the tract.

Tract 32394 is a single family residential development approved in 2008 which was provided protection from storm runoff with the construction of major drainage facility infrastructure. The construction of these facilities was a Condition of Approval for Tract 32394. A Community Facilities District (CFD) was being developed which would finance the construction of the major drainage infrastructure shown on Exhibit 3 of the Winchester Hills CFD Storm Drain Facility Plan. The formation of this CFD did not occur and the drainage facilities were not constructed. This revised map is a proposal to develop the site without the drainage infrastructure proposed by the CFD.

A drainage area of approximately 140-acres is tributary to the northerly boundary of the site. The railroad embankment cannot provide protection from these flows so

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

runoff that spills over the embankment is spread out along the compete length of the northern property line. A concrete collector channel along the north boundary is proposed which will capture these flows. Storm runoff from this collector channel will convey flows to an unlined open channel located through the central portion of the site.

This unlined open channel will convey flows southerly and discharge flows into Salt Creek Channel (District Project No. 4-0-00110) located approximately 0.7 miles to the south. This channel will follow the alignment proposed in the Winchester Hills CFD Storm Drain Facility Plan. While this drainage plan is not a County adopted master drainage plan, the District is using this drainage plan as a guide for the location of drainage facilities for development in this area.

Tract 32394R1 will construct the open channel, to District standards, which is capable of conveying the 100-year flow from the collector channel at the north boundary to a reinforced concrete box culvert at Simpson Road. This culvert, also constructed as part of this project, will also have the capacity to convey the 100-year flow to the south side of Simpson Road. Downstream of Simpson Road, an open channel that is capable of conveying this 100-year flow from the culvert at Simpson Road to Salt Creek Channel. Salt Creek Channel is considered an adequate outlet for storm runoff from this development and therefore no increased runoff mitigation is required except for the Hydrological Conditions of Concern (HCOC) required in the Water Quality Management Plan (WQMP). This open channel will be located within the right of way width necessary to construct the ultimate channel facility.

The applicant shall secure the full right of way width necessary for the ultimate channel from Simpson Road to Salt Creek Channel. During the plan check phase of this project's final engineering, should the applicant not be able to secure the necessary rights of way downstream of Simpson Road, the applicant may submit a written request to the District requesting the District and/or County start condemnation proceedings to secure the necessary rights of way in accordance with the procedures stated in County Ordinance No. 460.3.2.j. If the requirements of subsections J.1., J.2. and J.3. have been met and the applicant is unable to meet the requirements of subsection

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

J.4., the eminent domain proceedings may be instituted. All costs associated with securing the necessary rights of way shall be paid for by the applicant.

Culverts at Olive Avenue and into Salt Creek Channel shall also be constructed. These culverts shall be capable of conveying the project's 100-year flow rate.

A preliminary Water Quality Management Plan (WQMP) was submitted for this project. The exhibit proposes vegetated swales which are not an acceptable BMP. The final WQMP for this development shall use infiltration trenches or other acceptable BMP's. The final WQMP must comply with the latest MS4 permit WQMP Guidance Manuel and Template for the Santa Ana River Watershed. The WQMP shall comply with the latest WQMP and Low Impact Design (LID) provisions by incorporating LID principles and the prioritized/tier selection of mitigation or structural site design.

The project is located within the boundaries of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

10.FLOOD RI. 2 MAP CONSTRUCT CHANNELS RECOMMND

As shown on the exhibit, a concrete lined collector channel located along the northern boundary of the site shall be constructed. A greenbelt channel, with 100-year capacity, shall be constructed from the collector channel to a box culvert under Simpson Road. An interim channel, located within the ultimate channel right of way, shall be constructed from the Simpson Road box culvert and discharge flows into Salt Creek Channel.

10.FLOOD RI. 3 MAP R/W CONDEMNATION RECOMMND

If the applicant is unable to secure the necessary rights of way for the channel, the District and/or County, at the applicant's sole cost and expense, may begin the condemnation process to acquire this right of way in accordance with County Ordinance No. 460.3.2.j.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP OLIVE AVE/SALT CK CULVERTS RECOMMND

Temporary culverts or crossings, with the capacity to convey the project's 100-year flow rate, shall be constructed where the interim channel crosses Olive Avenue and at the Salt Creek Channel maintenance road. The Transportation Department shall have final approval of the culvert or crossing at Olive Avenue.

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.

10.FLOOD RI. 9 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. 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.FLOOD RI. 10 MAP OWNER MAINT NOTICE RECOMMND

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 WQMP 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.FLOOD RI. 20 MAP SUBMIT FINAL WQMP>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 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.

rojects 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.

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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.

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:

If during ground disturbance activities, cultural resources

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10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 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. 4 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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - FEES FOR REVIEW (cont.) RECOMMND

intended to comply with.

10.PLANNING. 5 MAP - ORIGINAL APPROVAL DATE RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on 8/29/2006. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 6 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, 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.

10.PLANNING. 10 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design standards of the R-4 zone.
b. The front yard setback is 10 feet.
c. The side yard setback is 5 feet.
d. The street side yard setback is 10 feet.
e. The rear yard setback is 10 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 each lot is 40 feet.
g. The maximum height of any building is 40 feet.
h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
i. The minimum parcel size is 3500 square feet.
j. See DESIGN MANUAL for additonal requirements.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 11 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

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10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 12 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.PLANNING. 13 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 (if proposed).

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. 14 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes.

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10.PLANNING. 16 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.

10.PLANNING. 18 MAP - GEO01400 UPDATE RECOMMND

County Geologic Report (GEO) No. 1400 was prepared for this project (TR32394) by Leighton and Associates, Inc. and is entitled: " Preliminary Geotechnical Investigation, Proposed 39-Acre Residential Development, Tentative Tract No. 32394, Northwest Corner of Simpson Road and Beeler Road, Riverside County, California," dated October 27, 2004. In addition, Leighton and Associates, Inc, prepared the following document for this project:

1." Response to Riverside County Building and Safety Department Review Comments, County Geologic Report No. 1400 (Liquefaction) and Review of Updated Tentative Tract Map No. 32394, Northwest Corner of Simpson Road and Beeler Road, Riverside County, California," dated March 24, 2005.

This document was incorporated as a part of GEO No.1400 as a matter of the original review and approval of this GEO for TR32394.

In response to the County Geologist's comments on TR32394R1, Leighton and Associates, Inc. submitted the following:

"Geotechnical Review/Update, TTM 32394 - Eucalyptus Grove, Located Northwest of Simpson Road and Beeler Road, Riverside County, California", dated November 11, 2011.

"Geotechnical Update Report, (GEO 1400), Eucalyptus Grove - Tentative Tract 32394, Winchester Area of Riverside County, California", dated August 14, 2013.

These update documents are herein incorporated as a part of GEO01400.

These update reports confirmed that the conclusions and recommendations contained in the previous Leighton reports (10/27/04 and 3/24/05) remain generally valid and applicable for the new Tract Map (TR32394R1) except where superseded by current County ordinances and recommendations

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO01400 UPDATE (cont.) RECOMMND

included in the August 14, 2013 report.

1.No active or inactive fault traces are known to traverse the site.

2.Ground shaking can be expected at the site during moderate to severe earthquakes in this general region.

3.The potential for liquefaction could occur in subsoils in the southeast portion of the site. The area of liquefaction potential is delineated on Plate 1, Geotechnical Map accompanying the March 24, 2005 response report referenced above.

4.Updated liquefaction analysis indicates the estimated total dynamic settlement is 2.2 inches with differential settlement of 1.1 inch in a 40 foot horizontal distance.

5.Surface manifestation of liquefaction related distress (sand boils) is considered low for this site.

6.Groundwater has been reported to be as shallow as 7 feet below ground surface and may be encountered locally during site grading and construction depending on rainfall/season.

GEO01400 recommended:

1.Removal and recompaction recommendations in the November 11, 2011 report referenced above combined with the additional planned fill thickness will be sufficient to mitigate any liquefaction related surface manifestation and will limit differential settlement associated with seismic densification to within Riverside County requirements.

2.Recommended that a note be place on the Environmental Constraints Sheet for this tract indication that County Geologic Report (GEO) No. 1400 was prepared for this project. The note shall also state that GEO01400 indicated there is liquefaction potential at this site, and that the potential for liquefaction shall be mitigated with the recommendations made in GEO01400.

3.The recommendations made in the report and response shall be incorporated into the design and construction of the project.

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO01400 UPDATE (cont.) (cont.) RECOMMND

GEO No. 1400 satisfies the requirement for a geotechnical study for Planning/CEQA purposes. GEO No. 1400 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and 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.

Geotechnical aspects of this project as related to site grading and foundation issues shall be reviewed prior to issuance of grading permits.

10.PLANNING. 19 MAP - DESIGN MANUAL CHANGES RECOMMND

Any revisions to the DESIGN MANUAL shall require the approval of the Director of Planning and require no public hearings.

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.

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10. GENERAL CONDITIONS

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. 3 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 - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 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. 5 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Beeler Road exceeds that which is required for this project, the developer may 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.

10.TRANS. 6 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the

TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

10. GENERAL CONDITIONS

10.TRANS. 6 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

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.

10.TRANS. 7 MAP - TS/CONDITIONS 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 in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Lindenberger Road (NS) at:
Simpson Road (EW)

Leon Road (NS) at:
Simpson Road (EW)

Tierra Flats Drive (NS) at:
Simpson Road (EW)

Beeler Road (NS) at:
Simpson Road (EW)

Winchester Road (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.) RECOMMND

Simpson 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.

10.TRANS. 8 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - AMD PER CONDITIONS MAP RECOMMND

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP incorporate the following changes:

A 14 foot Community Trail shall be added to the Street Section for Simpson Road.

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

Any roposed 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.

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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.

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".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Except for the open channel constructed from Simpson Road to Salt Creek Channel, all other offsite drainage facilities shall be located within dedicated drainage easements 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.

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50. PRIOR TO MAP RECORDATION

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.

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 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.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

to the recordation of the map.

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 - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 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 3500 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R4 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 areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7789 has 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 zone ultimately applied to the property.

50.PLANNING. 7 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.

50.PLANNING. 8 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. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a fourteen foot (14') wide community along Simpson Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fourteen foot (14') wide ommunity trail located along Simpson Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 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. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"All lots, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 16 MAP - ECS NOTE PALEONTOLOGIC RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP - ECS NOTE PALEONTOLOGIC (cont.) RECOMMND

"Portions of this site are mapped as having a low to high potential for containing significant paleontological resources. Site grading must be monitored by a County-qualified paleontologist pursuant to an approved paleontological resources mitigation program (PRIMP)."

50.PLANNING. 19 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. 23 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 Diamond Valley Lake 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.

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the

subject project.

50.PLANNING. 28 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. 31 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. 31 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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 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. 35 MAP - ECS LIQUEFACTION RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include 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 County Geologic Report (GEO) No. 1400, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - ECS LIQUEFACTION (cont.) RECOMMND

placement of settlement sensitive structures on this site."

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 Simpson Road and Beeler Road and so noted on the final map.

50.TRANS. 3 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 or as approved by the Director of Transportation.

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 - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Beeler Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR33700.

50.TRANS. 7 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. 8 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. 9 MAP - LIGHTING PLAN RECOMMND

A separate streetlight 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. 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 applicaton 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 Simpson Road, Beeler Road, and entry street (Lot "C").

(2) Streetlights.

(3) Traffic signals located per 90.TRANS.1 condition of approval.

(4) Graffiti abatement of walls and other permanent

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

structures.

(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.

(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 - 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. 12 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),

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - LANDSCAPING (cont.) RECOMMND

in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Simpson Road, Beeler Road, and entry street Lot "C".

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 (and/or trails) 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.

50.TRANS. 13 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. 14 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. 15 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 17 MAP - DEDICATION RECOMMND

Lot "C" (Entry Street) is designated PUBLIC ENTRY STREET and shall be improved with 50' full-width AC pavement and 6" concrete curb and gutter within the 80 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/80') (Modified for increased improvement from 44' to 50' AC pavement and increased right-of-way from 74' to 80'.)

NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.

2. A 10' landscaped entry media shall be constructed at the centerline of the street.

3. The nose of media shall be 35' radial from the flow line.

Karla Street (lot I) along project boundary is designated LOCAL STREET and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

All other interior streets are designated LOCAL STREET and shall be improved with 36 foot full-width AC pavement, 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: 1. A 5' sidewalk shall be constructed adjacent to right-of-way line within the 10' parkway.

50.TRANS. 18 MAP - PART-WIDTH RECOMMND

Beeler Road (lot B) along project boundary is designated LOCAL STREET and shall be improved with 32 foot part-width AC pavement (20' on the project side and 12' on the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - PART-WIDTH (cont.) RECOMMND

opposite side of centerline), 6" concrete curb and gutter (on project side) within the 45' part-width dedicated right-of-way (30' on the project side and 15' on the opposite side of centerline, minimum) in accordance with County Standard No. 105, Section "C".

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 19 MAP - EXISTING MAINTAINED RECOMMND

Simpson Road along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 38 foot half-width AC pavement, 8" concrete curb and gutter, 8" raised curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' half width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

50.TRANS. 20 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersection(s) of:

Lindenberger Road (NS) at:
Simpson Road (EW)

Leon Road (NS) at:
Simpson Road (EW)

Beeler Road (NS) at:
Simpson Road (EW)

Winchester Road (NS) at:
Simpson Road (EW)

with fee credit eligibility.

Installation of the signal (s) shall be per 90.TRANS.1.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - TS/GEOMETRICS RECOMMND

The intersection of Lindenberger Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one right-turn lane
Southbound: NA
Eastbound: Two through lanes, one right-turn lane
Westbound: One left-turn lane, two through lanes

The intersection of Leon Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared through/right-turn lane
Southbound: One left-turn lane, one shared through/right-turn lane
Eastbound: One left-turn lane, one through lane, and one right-turn lane
Westbound: One left-turn lane, one through lane, and one right-turn lane

The intersection of Beeler Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared through/right-turn lane
Southbound: One left-turn lane, one shared through/right-turn lane
Eastbound: One left-turn lane, two through lanes
Westbound: One left-turn lane, two through lanes

The intersection of Winchester Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, two through lanes, and one right-turn lane
Southbound: One left-turn lane, one through lane, and one right-turn lane
Eastbound: One left-turn lane, one through lane, and one right-turn lane
Westbound: One left-turn lane, one through lane, and one right-turn lane

The intersection of Project Access (NS) (Lot "C") and Simpson Road (EW) shall be improved to provide the following geometrics:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - TS/GEOMETRICS (cont.) RECOMMND

Northbound: One left-turn lane, one shared through/right-turn lane
Southbound: One left-turn lane, one shared through/right-turn lane
Eastbound: One left-turn lane, two through lanes
Westbound: One left-turn lane, two through lanes

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 22 MAP - STREET SLOPE RECOMMND

Street improvements at the intersections shall provide a minimum slope of 1%. If the minimum slope cannot attained, the project proponent shall provide catch basins at locations upstream of cross-gutters or as approved by the Director of Transportation.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

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 water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 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. 13 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT (cont.) RECOMMND

completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanups Program to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Environmental Cleanups Program at (951) 955-8982.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA NESTING BIRD SURVEY RECOMMND

DUE TO THE PRESENCE OF TREES AND ROBUST BIRD ACTIVITY ONSITE AN MBTA (MIGRATORY BIRD TREATY ACT) PRECONSTRUCTION SURVEY MUST BE COMPLETED PRIOR TO REMOVAL OF TREES IF THIS ACTION IS TO OCCUR DURING NESTING SEASON (FEB 1-AUG 31). THIS SURVEY MUST BE COMPLETED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND FINDINGS SUBMITTED TO EPD FOR REVIEW.

60.EPD. 2 EPD - BUR OWL PRECON SURVEY RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMIT THE ROCK OUTCROP AREAS (NW CORNER & EASTERN EDGE OF SITE) MUST BE SURVEYED FOR BURROWING OWL ACTIVITY WITHIN 30 DAYS PRIOR TO GROUND DISTURBANCE. THIS SURVEY MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND FINDINGS SUBMITTED TO EPD FOR REVIEW.

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

a) fuel modification to reduce fire loading
b) appropriate fire breaks according to fuel load, slope and terrain.
c) non flammable walls along common boundaries between rear yards and open space.
d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Except for the open channel constructed from Simpson Road to Salt Creek Channel, all other 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.

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.

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.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract 32394R1 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 WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CULTURAL RESOURCES PROFE RECOMMND

Information contained in archaeological study number PD-A-4754, prepared by Archaeological Associates, dated July 8, 2012, updates the original 2005 study and documents a prehistoric cultural resources within and adjacent to the project boundaries. Sensitivity for prehistoric archaeological resources has been demonstrated.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for monitoring services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:
1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)This agreement shall not modify any approved condition of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

approval or mitigation measure.

60.PLANNING. 4 MAP - 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - RESOURCE MITIGATION RECOMMND

Resource site CA-RIV-7851 Boulder A shall be documented in detail prior to grading in a site record update that shall be filed with the County, and the Eastern Information Center. If it is determined that this boulder can be moved intact, then it shall be moved to a location where it will be protected in perpetuity. If it is determined that development of Lot 133 can be designed in a manner that Boulder A can be avoided and not impacted, then the preferred mitigation is for such avoidance and stewardship by the property owner.

60.PLANNING. 20 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 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 38.83 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. 21 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. 22 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said 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. 25 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7789 has been approvd and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 26 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.

60.PLANNING. 28 MAP - PALEO PRIMP & MONITOR RECOMMND

Portions of this site are 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

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.

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.

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

TRANS DEPARTMENT

60.TRANS. 1 MAP -CREDIT/REIMBURSEMENT 4 IM 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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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. 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.

70.PLANNING. 3 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. 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 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 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-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residental Code,

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-RESIDENTIAL FIRE SPRINKLER (cont.) RECOMMND

Califorina Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

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.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract 32394R1 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 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. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 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. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 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.

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument (should one be desired) 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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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 clearecd individually.

80.PLANNING. 15 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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. 17 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 DESIGN MANUAL and shall conform to the approved DESIGN MANUAL.

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).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) RECOMMND

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 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 conditon of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 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 and be consistant with EXHIBIT W. 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, vynal, 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, 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 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 residences constructed shall include rear and side yard fencing constructed of masonry block or vynal (as shown on EXHIBIT W) 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. Corner lots shall be constructed with wrap-around decorative block wall returns.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - RAILROAD NOISE 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. The study shall focus on noise elements for adjacent roads as well as the adjacent rail line and its planned use as a metrolink commuter rail alignment (located along the northern boundary of the project site).

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 Simpson Road, Beeler Road, and entry street Lot "C".

(2) Streetlights.

(3) Traffic signals per 90.TRANS.1 condition.

(4) Graffiti abatement of walls and other permanent structures.

(5) Street sweeping.

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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. 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

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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 have met all precise grade requirements to obtain Building and Safety Department clearance.

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 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 distribution of educational materials to the tenants is

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

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 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 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 District, 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.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT (cont.) RECOMMND

adequate, the Planning Department shall clear this condition.

90.PLANNING. 2 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

All 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 walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 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 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. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 7 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 11 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - SKR FEE CONDITION (cont.) RECOMMND

development project which is anticipated to be 39.82 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. 12 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

Environmental Assessment No. 42468.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - GHG MITIGATION RECOMMND

Persuant to the Green House Gas study, the project applicant shall provide planning with evidence that the residential structures within the project site have exeeded the 2014 Title 24 energy requirement by 25%. Additionally, the project applicant shall alos provide evidence that the project has implimented a water conservation strategy that will obtain a 30% reduction for indoor/outdoor water use.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - TS/INSTALLATION (cont.) RECOMMND

Lindenberger Road (NS) at:
Simpson Road (EW)

Leon Road (NS) at:
Simpson Road (EW)

Beeler Road (NS) at:
Simpson Road (EW)

Winchester Road (NS) at:
Simpson Road (EW)

with fee credit eligibility,

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 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. 3 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).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 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. 5 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 E3 of the Menifee Valley Road and Bridge Benefit District.

90.TRANS. 7 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.

b) 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

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 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. 8 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 Simpson Road, Beeler Road, and entry street Lot "C".

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 21, 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. Comm. Facilities Section-M. Mehta
P.D. Archaeology Section-L. Mouriquand
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1 – EA42468 – Applicant: Stone Star Riverside, LLC – Engineer/Representative: WJ McKeever, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre) – Location: Northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79 – 39.83 Gross Acres – Zoning: One Family Dwellings (R-1) - **REQUEST:** The Revised Tentative Tract Map proposes to increase the number of lots within approved Tentative Tract Map No. 32394 from 127 residential lots to 151 residential lots. – APN: 462-020-010 – Related Cases: TR32394

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 27, 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 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 **Wendell Bugtai,** Project Planner, at **(951) 955-2419** or email at **wbugtai@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/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 19, 2013

TO:

Riv. Co. Transportation Dept.	Riv. Co. Fire Department	Riv. Co. Environmental Programs Division
Riv. Co. Environmental Health Dept.	Riv. Co. Building & Safety – Grading	P.D. Geology Section
Riv. Co. Flood Control District	Regional Parks & Open Space District	P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1 AMENDED NO. 1– EA42468 – Applicant: Stone Star Riverside, LLC – Engineer/Representative: WJ McKeever, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre) – Location: Northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79 – 39.83 Gross Acres – Zoning: One Family Dwellings (R-1) - **REQUEST:** The Revised Tentative Tract Map proposes to increase the number of lots within approved Tentative Tract Map No. 32394 from 127 residential lots to 151 residential lots. – APN: 462-020-010 – Related Cases: TR32394

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comments on July 18, 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 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.

WARREN D. WILLIAMS
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
150340

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

November 27, 2012

RECEIVED
NOV 29 2012
RIVERSIDE COUNTY

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attn: Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7789
Area: Harvest Valley/Winchester

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,

HENRY OLIVO
Engineering Project Manager

SM:bjp

Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(909) 654-1505 • Fax (909) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 32394

1. Park configuration is most unusual. If the 2.94 acre park includes the temporary retention basin, then it is not useable park land, which reduces park size considerably. Planning Department should reconsider this issue with developer. ***The District will not accept parks smaller than 5 acres.*** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

2. Developer is required to ***pay park fees*** on all residential units.

3. The developer shall ***provide for the permanent, ongoing maintenance*** of streetscapes, parks and detention basins to be maintained by the Park District.

4. The ***Park District must approve all plans for landscape maintenance*** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.

5. ***Conceptual drawings are required*** on all proposed areas for maintenance by the District. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.

6. ***Prior to installation***, ***all fence and wall plans*** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

7. ***Grading plans and storm drain plans*** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

8. All proposed ***playground structures*** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems and become hang-out areas.

Jeff Leatherman, General Manager

September 26, 2011

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Carolyn Syms Luna · Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

Set ID# CC006301

- ☐ TRACT MAP
- ☒ REVISED MAP
- ☐ PARCEL MAP
- ☐ MINOR CHANGE
- ☐ REVERSION TO ACREAGE
- ☐ AMENDMENT TO FINAL MAP
- ☐ VESTING MAP
- ☐ EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tract No 32394 R1 DATE SUBMITTED: 9-14-11

APPLICATION INFORMATION

Applicant's Name: Stone Star Riverside, LLC E-Mail: ocagle3@cox.net
a limited liability company

Mailing Address: 5415 Oberlin Drive
Street

San Diego CA 92121
City *State* *ZIP*

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826
Oliver Cagle (714) 337-7565

Engineer/Representative's Name: W.J. McKeever Inc. E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington St., Ste. 208
Street

Colton CA 92324
City *State* *ZIP*

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: Stone Star Riverside, LLC E-Mail: ocagle3@cox.net

Mailing Address: 5415 Oberlin Drive
Street

San Diego CA 92121
City *State* *ZIP*

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing 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.

EA42468 / CFG05844

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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.

Gregory P. Lansing
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.

Gregory P. Lansing
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): 462-020-010

Section: 29 Township: 5 S Range: 2 W

Approximate Gross Acreage: 39.83 Acres

General location (cross streets, etc.): North of Simpson Road, South of Grand Ave, East of Leon Rd, West of Hwy 79 Beeler Street.

Thomas Brothers map, edition year, page number, and coordinates: 839-06

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):

Revision to approved Tentative Map. Map currently approved for 127 lots, proposed revision to 151 lots.

Related cases filed in conjunction with this request:

Tentative Tract No. 32394.

Is there a previous development application filed on the same site: Yes [XX] No [ ]

If yes, provide Case No(s). Tract No. 32394 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 39812 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 [XX] No [ ]

If yes, indicate the type of report(s) and provide a copy: See original file

Is water service available at the project site: Yes [XX] 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 [XX] 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 [XX] No [ ]

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes [ ] No [XX]

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 10,000

Estimated amount of fill = cubic yards 345,000

Does the project need to import or export dirt? Yes [XX] No [ ]

Import 335,000 CY Export 0 Neither --

What is the anticipated source/destination of the import/export?
Not known at this time.

What is the anticipated route of travel for transport of the soil material?
Not known at this time.

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) See Ten Map sq. ft.

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 ☐

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 location)?

☒ 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 (1) _____ Date 8/8/11
W.J. McKeever Inc.

Owner/Representative (2) _____ Date _____

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region[1]

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	X	☐
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	X	☐
Industrial and commercial development where the land area[2] represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	X	☐
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations,7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	☐	X
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	☐	X
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	☐	X
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan[3] as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies[4]. "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	☐	X
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	☐	X

[1]Includes San Jacinto River watershed.
[2]Land area is based on acreage disturbed.
[3]The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.
[4]The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.	
If **any** question answered "YES"	Project requires a project-specific WQMP.
If **all** questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

[X] **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.

CASE NUMBER: CZ07789 DATE SUBMITTED: 9/6/12

APPLICATION INFORMATION

Applicant's Name: Stone Star Riverside, LLC E-Mail: _____

Mailing Address: 12671 High Bluff Drive, Ste. 150
Street
San Diego CA 92130
City *State* *ZIP*

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

Engineer/Representative's Name: W.J. McKeever Inc. E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington St., Ste. 208
Street
Colton CA 92324
City *State* *ZIP*

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: Stone Star Riverside, LLC E-Mail: _____

Mailing Address: Same As Above
Street
_____
City *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

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.

Gregory Lansing
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.

Gregory Lansing
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 462-020-010

Section: 29 Township: 5 S Range: 2 W

Approximate Gross Acreage: 39.83 Acres

General location (nearby or cross streets): North of Simpson Road, South of Grand Avenue, East of Leon Road, West of Beeler Road.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Pg 839 - D6 2007

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change from R-1 to R-4. This property is not within s Specific Plan.

Related cases filed in conjunction with this request:

Revised Tentative Tract No. 32394.

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on June 19, 2014
the attached property owners list was prepared by Planning
APN(s) or case numbers TR32394R1
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 2000'.

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: Matt Straite

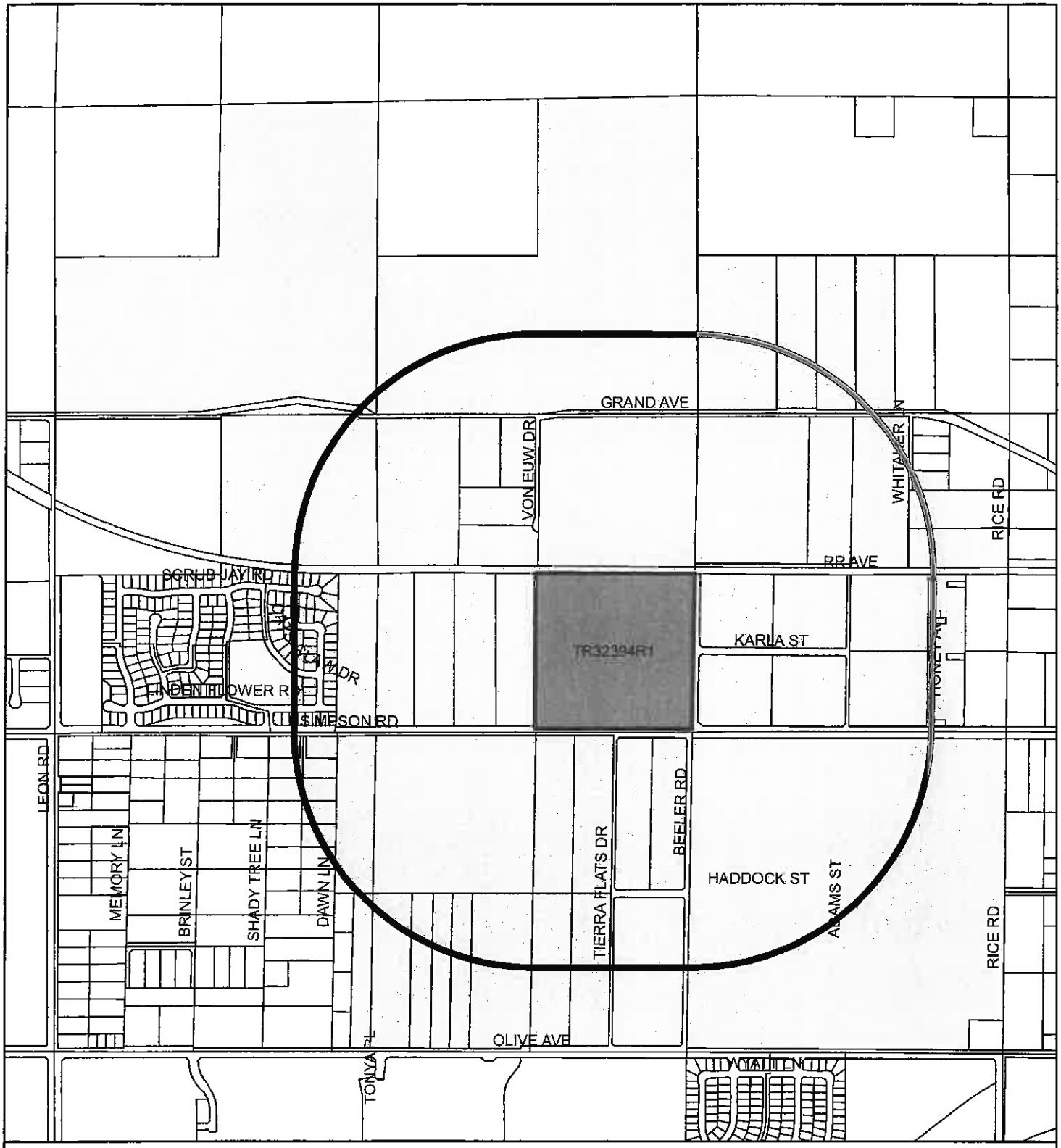
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 58631

checked by MS
6/19/14

TR32394R1 (2,000 Foot Buffer)



Printed by mstraite on 6/23/2014

Maps and data are to be used for reference purposed only. Map features are approximate, and are not neccessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guaruntee as to the content (the source is often thrird 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.

AT & SF RR
C/O ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO, CA. 92408

ROBERT P BECK
6550 PONTO DR SP 21
CARLSBAD, CA. 92011

ROBERT BETTENCOURT
P O BOX 160
WINCHESTER, CA. 92596

ROBERT G BOCK
SUITE C 152
36068 HIDDEN SPRINGS RD
WILDOMAR, CA. 92595

HENRY F CASTRONUOVO
28580 SHADY TREE LN
WINCHESTER, CA. 92596

MARCIE YEN CHAN
44765 VIA PINO
TEMECULA, CA. 92590

MICHAEL L CHESBRO
17306 BOSWELL PL
GRANADA HILLS, CA. 91344

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

JOSE EMERARDO FUERTE
28555 DAWN LN
WINCHESTER, CA. 92596

GRAND BEELER
P O BOX 86673
SAN DIEGO, CA. 92138

GRAND VON EUW
P O BOX 86673
SAN DIEGO, CA. 92138

ARNULFO GUTIERREZ
28520 SHADY LN
WINCHESTER, CA. 92596

MARY ANN HENSON
160 LEONARD WAY
HEMET, CA. 92545

ARLENE LOA LENARTH
8410 IVES ST
PARAMOUNT, CA. 90723

RICKEY L LILLA
17524 SANTA FE TR
HELENDALE, CA. 92342

LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST, CA. 90274

MIGHTY DEV
3296 E GUASTI RD STE 120
ONTARIO, CA. 91761

TIA KIM NGO
14052 SHIRLEY ST
WESTMINSTER, CA. 92683

OLIVE AVENUE INV
7 ARGONAUT
ALISO VIEJO, CA. 92656

MARCIANO R PEREZ
28520 SHADY TREE LN
WINCHESTER, CA. 92596

RUTILIO R PEREZ
32880 OLIVE AVE
WINCHESTER, CA. 92596

PATRICIA JAN PORTER
P O BOX 142
WINCHESTER, CA. 92596

RAINBOW LAND DEV
2620 JEFFERSON
RIVERSIDE, CA. 92504

ALFRED G RAMIREZ
32240 SIMPSON RD
WINCHESTER, CA. 92596

PHILIP T RHEINGANS
620 E PALOUSE RIVER DR
MOSCON, ID. 83843

PHILIP T RHEINGANS
620 E PALOUSE RIVER DR
MOSCOW, ID. 83843

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
P O BOX 12008
RIVERSIDE, CA. 92502

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
PO BOX 12008
RIVERSIDE, CA. 92502

GUSTAVO RODRIGUEZ
29075 CL DE LOS CABALLOS
ROMOLAND, CA. 92585

PRISCILA ROSALES
28585 DAWN LN
WINCHESTER, CA. 92596

SDI COMMUNITIES
27431 ENTERPRISE CIRCLE W
TEMECULA, CA. 92590

KAY E STALEY
912 N GLENDORA AVE
GLENDORA, CA. 91741

STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO, CA. 92130

ELENA SUMMERLIN
28585 DAWN LN
WINCHESTER, CA. 92596

HUSHMAND TAGHDIRI
3112 BOSTONIAN
LOS ALAMITOS, CA. 90720

TK PROP
16 VIA CORALLE
NEWPORT BEACH, CA. 92657

VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO, CA. 92581

PAUL D VONEUW
P O BOX 369
WINCHESTER, CA. 92596

WATERMARKE HOMES
C/O LIFESTYLE HOMES
1505 S D ST STE 200
SAN BERNARDINO, CA. 92408

RONALD W WONG
17562 GERALDINE LN NO B
HUNTINGTON BEACH, CA. 92647

MOON GIL YUN
121 SPRINGDALE WAY
EMERALD HILLS, CA. 94062

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Stone Star Riverside LLC
12671 High Bluff Drive Unit 150
San Diego CA, 92130

WJ McKeever, Inc.
900 East Washington Street Unit 208
Colton CA 92324

Stone Star Riverside LLC
12671 High Bluff Drive Unit 150
San Diego CA, 92130

WJ McKeever, Inc.
900 East Washington Street Unit 208
Colton CA 92324

Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

CHANGE OF ZONE NO. 7789 and TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1
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)

Stone Star Riverside LLC
Project Applicant

12671 High Bluff Drive Suite 150 San Diego CA 92130
Address

Northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79
Project Location

The Change of Zone proposes to change the project sites zoning from One Family Dwelling (R-1) to Planned Residential (R-4). Tentative Tract Map No. 32394 Revised No. 1 proposes to revise TR32394, a Schedule A subdivision of 39.83 acres into 127 residential lots, previously approved in 2006, by increasing the number of lots within approved Tentative Tract Map No. 32394 from 127 residential lots to 166 residential lots, removing the requirement to participate in a CFD, adding two basins, and adding additional drainage/open space features on-site and offsite.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certifiedfor the project pursuant to the provisions of the California Environmental Quality Act ($2,181.25 + $50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/26/2014
Y:\Planning Case Files-Riverside office\TR32394R1\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42468 ZCFG05844

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE NO. 7789 and TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1

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: Matt Straite Title: Project Planner Date: June 23, 2014

Applicant/Project Sponsor: Stone Star Riverside LLC Date Submitted: August 16, 2011

ADOPTED BY: Board of Supervisors

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 Matt Straite at 951-955-8631.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR32394R1\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42468 ZCFG5844

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE J* REPRINTED * R1108899
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****
****

Received from: STONE STAR RIVERSIDE LLC $64.00
paid by: CK 1160
CA FISH AND GAME FEE FOR EA42468
paid towards: CFG05844 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Sep 14, 2011 15:08
MGARDNER posting date Sep 14, 2011

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

COUNTY OF RIVERSIDE J* REPRINTED * R1406752
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****
****

Received from: STONE STAR RIVERSIDE LLC $2,181.25
paid by: CK 1219
CA FISH AND GAME FEE FOR EA42468
paid towards: CFG05844 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Jun 27, 2014 10:31
BNTHOMAR posting date Jun 27, 2014

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,181.25

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

COUNTY OF RIVERSIDE * REPRINTED * R1406752
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

****
****

Received from: STONE STAR RIVERSIDE LLC $2,181.25
paid by: CK 1219
paid towards: CFG05844 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42468
at parcel #:
appl type: CFG3

By_____ Jun 27, 2014 10:31
BNTHOMAR posting date Jun 27, 2014

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,181.25

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER * REPRINTED *

Agenda Item No.: 4.4
Area Plan: Temescal Canyon/Elsinore
Zoning Area: Temescal
Supervisorial District: First/First
Project Planner: Matt Straite
Planning Commission: September 17, 2014

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1
TENTATIVE TRACT MAP NO. 36643
CHANGE OF ZONE NO. 07807
Applicant: Forestar Toscana, LLC
Engineer: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, (Toscana) proposes to maintain the maximum unit count of 1,443 units permitted by the Specific Plan, but reduce the overall residential acreage, increase the natural open space areas, eliminate commercial retail land use, increase the park land use, and create a planning area for a Public Facility land use which will be designated for potable and recycled water storage tanks. The proposed project will specifically:

- Increase the acreage of Open Space-Conservation Habitat (OS-CH) from 510 acres to 543.3;
- Decrease acreage for Medium Density Residential (MDR) land use from 237.5 acres to 220.6 acres and increase the total amount of residential units within the MDR zone from 694 to 895 units, this does not change the overall density of the project;
- Decrease the Medium High Density Residential (MDHR) land use acreage from 87 acres to 58.6 acres and decrease the total amount of units within the MDHR zone from 519 to 338 units;
- Decrease the High Density Residential (HDR) land use acreage from 28.8 acres to 21.3 acres and decrease the amount of residential units within the HDR land use area from 230 to 210 units;
- Replace the proposed 4.4 commercial retail site with a 5.3 acre active public park area;
- Increase park land use from 22.3 acres to 33.9 acres;
- Designation of approximately 1.2 acres of the project area for storm water drainage quality features to meet the current storm water management requirements;
- Creation of a new 1.2 acre planning area for public facility land uses (potable and recycled water storage tanks) and;
- Modify the internal circulation system in order to accommodate the revised land use plan, provide for private roadway standards, and to reduce the overall road way length throughout the project area.

TENTATIVE TRACT MAP NO. 36643 proposes a Schedule "A" subdivision of 329.86 gross acres into ten (10) numbered lots intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1,2,3,4, and 5 of the proposed revision to the Toscana Specific Plan. All Schedule A requirements of Ordinance No. 460have been added to this project.

CHANGE OF ZONE NO. CZ07807 proposes to revise the Specific Plan Zoning Ordinance and to formalize the boundaries for all Planning Areas (PA) where TR36643 is proposed. The proposed zone change would be applicable to all of the Planning Areas, 1-22 of the Toscana Specific Plan (SP) No. 327. The revision has re-organized all planning areas (no building or grading has taken place within the SP since its approval). The proposed zone change would reorganize both the acreage and density of the residential land use planning area but not change the overall unit count. In addition, the change proposal would eliminate Planning Area 13's commercial land use designation and increase the overall Open-Space (OS) acreage for the project site and add a new Planning Area for Public Facilities use.

Project is located in the First District, more specifically it is northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.

PROJECT BACKGROUND:

The Toscana Specific Plan (SP) No. 327 with Environmental Impact Report (EIR) No. 439 was adopted by the Riverside County Board of Supervisors on December 19, 2006. Currently, the property owner has not applied for and the County of Riverside has not approved any use or subdivision (implementing) permits that pertain to the development of the Toscana project area.

ISSUES OF POTENTIAL CONCERN:

High Density Housing
The Planning Department has been concerned with the lack of high density housing in the Temescal Canyon Area. The Serrano Specific Plan was recently approved in this area (next to the project site) with over six million square feet of job generating uses. The Sycamore Creek Specific Plan across the freeway recently removed the attached housing (which is more affordable) from the project and replaced it with detached single family housing. When the applicant first proposed this change to the Toscana Specific Plan, they were proposing to remove all higher density housing from the Specific Plan as well. Staff expressed concern. The applicant and County staff have been working together to address this concern. The version of the plan before the Commission features 21.3 acres of high density housing.

MSHCP consistency
Based on the regulations outlined by the MSHCP, the property owner is required to dedicate 510 acres of the project area to the Western Riverside CSA for the purpose of permanent conservation. The property owner intends to dedicate 544.3 acres of the project area to the Western Riverside County RCA which meets the requirements outlined by the Memorandum of Understanding (MOU) filed in 2003 and reduces the overall biological impacts that may have occurred with the implementation of originally proposed Toscana Specific Plan. The dedication of the conservation acreages is set to occur in three stages in accordance with the three development phases of the revised Toscana Specific Plan. To date, 70 acres have been dedicated for the purpose of open space conservation.

Existing Well Casings
The Department of Environmental Health (RCDEH) has identified eight well casings which are designated as abandoned, inactive, or open within the proposed project area. The wells casings are primarily located along the central and southern sections of the project area with exception to "Well No. 8" which is located in the northwest corner of the project area. The California Department of Water Resources Well Standards Bulletin No. 74-90 and 74-81 define an abandoned or inactive well as one which has not been used for a period of one year unless the owner demonstrates intention of resuming use of the well. With being a safety and environmental hazard, RCHED staff recommends the destruction of the eight wells unless an official declaration of intended future use is filed with the Riverside County Department of Environmental Health(Refer to attached RCHED letter). As the letter explains, this action is required by County Ordinance No. 682, so no condition of approval was added.

A note on the Conditions of Approval for the Tract Map
The proposed Amendment requires all new Specific Plan Conditions of Approval. Proposed Conditions are attached. The applicant is also proposing a map at this time. Traditionally the Specific Plan conditions are *part of* any proposed map. The same is true here. However, the Specific Plan Conditions are proposed to reflect the new Specific Plan Amendment, not the approved Specific Plan. For a host of technical reasons the Specific Plan conditions of approval are not yet included in the set of conditions for the tract map. Should the Board approve the project (Map and Amendment) they will be attached to each other and the Amendment conditions will be reflected on the map.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial-Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 as reflected on the Land Use Plan of Specific Plan (SP) SP 327.
2. Surrounding General Plan Land Use (Ex. #5):	Open Space: Conservation (OS-C), Open Space: Open Space Conservation Habitat (OS-CH), Open Space: Water (OS-W), Open Space: Rural (OS-RUR) to the east, Community Development: Light Industrial (CD-LI), Rural: Rural Residential (RR), Open Space: Conservation (OS-C), Open Space: Water (OS-W), Open Space: Rural (OS-RUR), and Open Space: Mineral Resources (OS-MIN) to the west, Community Development: Light Industrial (CD:LI) to the south, and Community Development: Public Facilities (CD-PF) and Open Space: Rural (OS-RUR) to the north.
3. Proposed/Existing Zoning (Ex. #2):	Specific Plan #327(SP) Toscana
4. Surrounding Zoning (Ex. #2):	Specific Plan (SP) and Manufacturing-Service Commercial (M-SC) to the south, Residential-Agriculture (10 acre minimum)(R-A-10) to the north, Residential-Agriculture (R-A-10)(10 acre minimum), Natural Assets (N-A), Watercourse, Watershed, and Conservation (W-1) to the east, and Residential-Agriculture (R-A-5)(5 acre minimum), Natural-Assets (N-A), and Mineral-Resources (M-R) to the west.
5. Existing Land Use (Ex. #1):	The project area is undeveloped.
6. Surrounding Land Use (Ex. #1):	The project area is vacant to the north, single family residential to the south, scattered residential and Serrano Commerce Center Specific Plan (SP) 353 to the west, and vacant and areas designated for conservation to the east.
7. Project Data:	Total Acreage: 961.2
8. Environmental Concerns:	See attached Addendum No. 1 to EIR NO. 439

RECOMMENDATION:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-07** recommending adoption of Specific Plan No. 327, Amendment No. 1 to the Riverside County Board of Supervisors;

THE PLANING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

CONSIDER ADDENUM NO. 1 to **ENVIRONMENTAL IMPACT REPORT NO. 439**, based on the findings and conclusions in Environmental Assessment No. 42621; and,

APPROVE SPECIFIC PLAN NO. 327, AMENDMENT NO. 1, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7807 to revise the Specific Plan zoning ordinance and formalize the planning area boundaries for Planning Areas 1, 2, 3, 4, 5, 15, 18, 17, 26G, F, B, C, and A, based upon the findings and conclusions incorporated in the staff report, and, pending zoning ordinance adoption by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36643, 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 Addendum for EIR 439, which is incorporated herein by reference.

1. The Specific Plan Amendment is proposing to modify the Land Use Designations of the project site from Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- Retail, Open Space as is currently reflected on the Specific Plan Land Use Plan for SP327 to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR) Open Space: Recreation (Parks)(OS:R), Open Space: Manufactured Slopes (OS/MS), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W) and Public Facilities (PF) as reflected on the Land Use Plan for Specific Plan No. 327 Amendment No. 1 (SP327A1).

2. The proposed project is consistent with the Elsinore and Temescal Canyon Area Plans, because the project is not proposing a change in the overall density of the original Specific Plan which predates the General Plan update of 2003.

3. The project site is surrounded by properties which are designated Open Space: Conservation (OS-C), Open Space: Open Space Conservation Habitat (OS-CH), Open Space: Water (OS-W), Open Space: Rural (OS-RUR) to the east, Community Development: Light Industrial (CD-LI), Rural: Rural Residential (RR), Open Space: Conservation (OS-C), Open Space: Water (OS-W), Open Space: Rural (OS-RUR), and Open Space: Mineral Resources (OS-MIN) to the west, Community Development: Light Industrial (CD:LI) to the south, and Community Development: Public Facilities (CD-PF) and Open Space: Rural (OS-RUR) to the north.

4. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with all provisions of the Ordinance.

5. The project site is surrounded by properties which are vacant to the north, single family residential to the south, scattered residential and Serrano Commerce Center Specific Plan (SP) 353 to the west, and vacant lots and conservation areas to the east.

6. The existing zoning for the subject site is Specific Plan (SP 327: Toscana). The project is proposing modifications to the existing zoning ordinance to accommodate a smaller footprint. Based on a review by staff the proposed project is consistent with the proposed zoning.

7. The project site is surrounded by properties which are zoned Specific Plan (SP) and Manufacturing-Service Commercial (M-SC) to the south, Residential-Agriculture - 10 Acre Minimum (R-A-10) to the north, Residential-Agriculture - 10 Acre Minimum (R-A-10), Natural Assets (N-A), Watercourse, Watershed, and Conservation (W-1) to the east, and Residential-Agriculture - 5 Acre Minimum (R-A-5), Natural-Assets (N-A), and Mineral-Resources (M-R) to the west.

8. This project is located within Criteria Area 3041, 3037, 3144, 3246, 3248, 3249, 3250, and 3448 of the Western Riverside Multiple Specifies Habitat Conservation Plan, and as such is required to conserve 510 acres of open space. This project fulfills the requirements of the Multi-Species Habitat Conservation Plan.

9. The project is within the Sphere of Influence for the City of Corona and City of Lake Elsinore. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city.

10. This land division is located within a high fire area.

11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of pad site, requiring that the site has fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhand the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

12. Fire protection and suppression services will all be available for the subdivision through Riverside County Fire Department. Fire sprinklers are required throughout each home in the subdivision and the Specific Plan.

13. As defined in CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. Preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

    As provided in the attached Environmental Assessment (EA) No. 42621, the proposed Project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) 439. The proposed Project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 439, no considerably

different mitigation measures have been identified and not mitigation measures found infeasible have become feasible because of the following:

- The proposed project reduces the dedicated residential acreage from 353.3 to 300.5 acres and converting the previously proposed commercial retail (CR) land use into an open space public park. The change in residential acreage will not affect the maximum residential density (1,433 units) as proposed in the Toscana Specific Plan and will not increase the environmental impact beyond or create new significant environmental impacts that were not disclosed in Final EIR 439.

- The proposed Project increases the total amount of designated open space areas within the Toscana Specific Plan from 510 acres to 544.3 acres and reduces the development footprint by approximately 32.6 acres. As a result, environmental effects to natural land resources, including biological resources and hydrology/water quality, will be no greater than the effects previously disclosed in the Final EIR.

- By reclassifying the commercial retail land use into a designated open space use, daily traffic circulation along the former commercial retail area will significantly be reduced in comparison with the data produced for Final EIR 439. Based on a traffic trip comparison analysis conducted for the project area, daily vehicular trips will be reduced by 3,434 trips including a reduction of 20 trips during the AM peak hours (7AM-9AM) and a reduction of 334 trips during the PM peak commute hours (4PM-6PM). Reductions in operational air pollutant, noise emissions and demand for utilities/service systems will occur due to the land use reclassification.

- The proposed project does not identify any operational or construction characteristics that are significantly different than those identified within the Final EIR, with exception of the proposed commercial retail land use which has been designated as an open space recreational area as defined in Toscana Specific Plan Amendment 1.

CONCLUSIONS:

1. Toscana Specific Plan Amendment No. 1 is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.

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 public's health, safety, and general welfare are protected through project design.

4. The Tentative Tract Map proposal is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

5. The proposed project is conditionally compatible with the present and future logical development of the area.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

7. The project is consistent with the provisions of CEQA as demonstrated through attached Addendum No. 1 to previously certified FEIR 439 and does not trigger any requirements outlined in section 15162 of the CEQA Guidelines.

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. An Alquist-Priolo earthquake fault zone;
   b. Corona Municipal Airport Influence Area;
   c. Skylark Airport Influence Area;
   d. Recreation & Park District;
   e. Community Service Area

3. The project site is located within:
   a. The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area;
   b. The City of Corona and sphere of influence;
   c. The City of Lake Elsinore sphere of Influence;
   d. The boundaries of the Corona-Norco Unified School District;
   e. Western Unified Water District;
   f. The southern of the project area is located within low potential liquefaction area;
   g. A high fire area;
   h. A 100 year flood zone;
   i. A dam inundation area near Lee Lake;

4. The subject site is currently designated as Assessor's Parcel Number 283-210-002, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-009, 283-240-010, 290-070-024, 290-070-026, 290-070-028, 290-070-029, 290-070-030, 290-080-037, 290-080-038, 290-130-020, 290-130-081, 290-130-082.

Planning Commission **County of Riverside**

RESOLUTION No. 2014-007

RECOMMENDING ADOPTION OF

SPECIFIC PLAN NO. 327 AMENDMENT NO. 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 September 17, 2014, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is 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 Procedures; 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 September 17, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, Addendum No. 1 for previously certified FEIR No. 439 ; and,

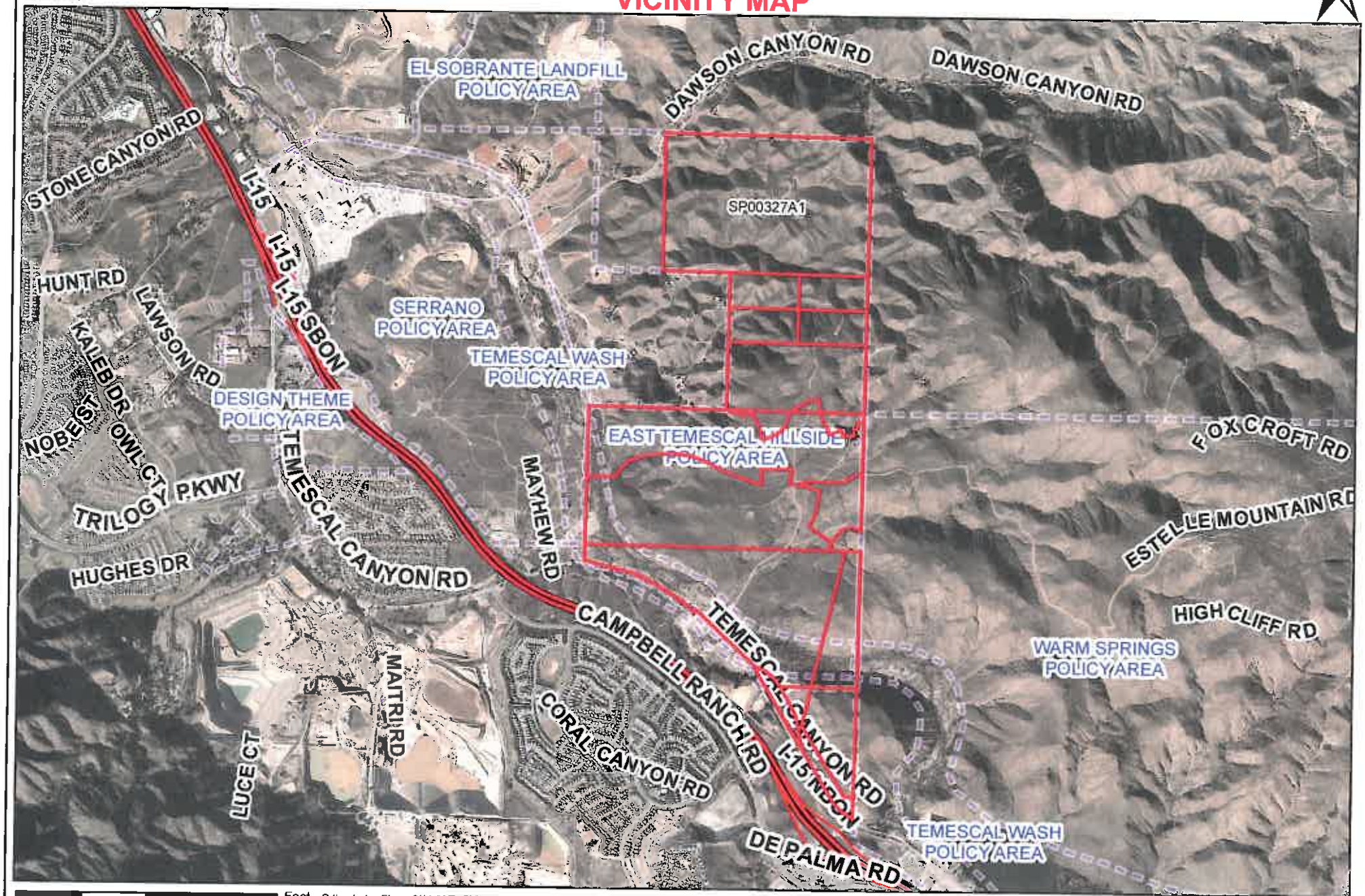
TENTATIVE APPROVAL of Specific Plan No. 327 Amendment No. 1.

RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

VICINITY MAP

Supervisor Jeffries
District 1



0 1,250 2,500 5,000 Feet

1 inch = 2,500 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/5/2014

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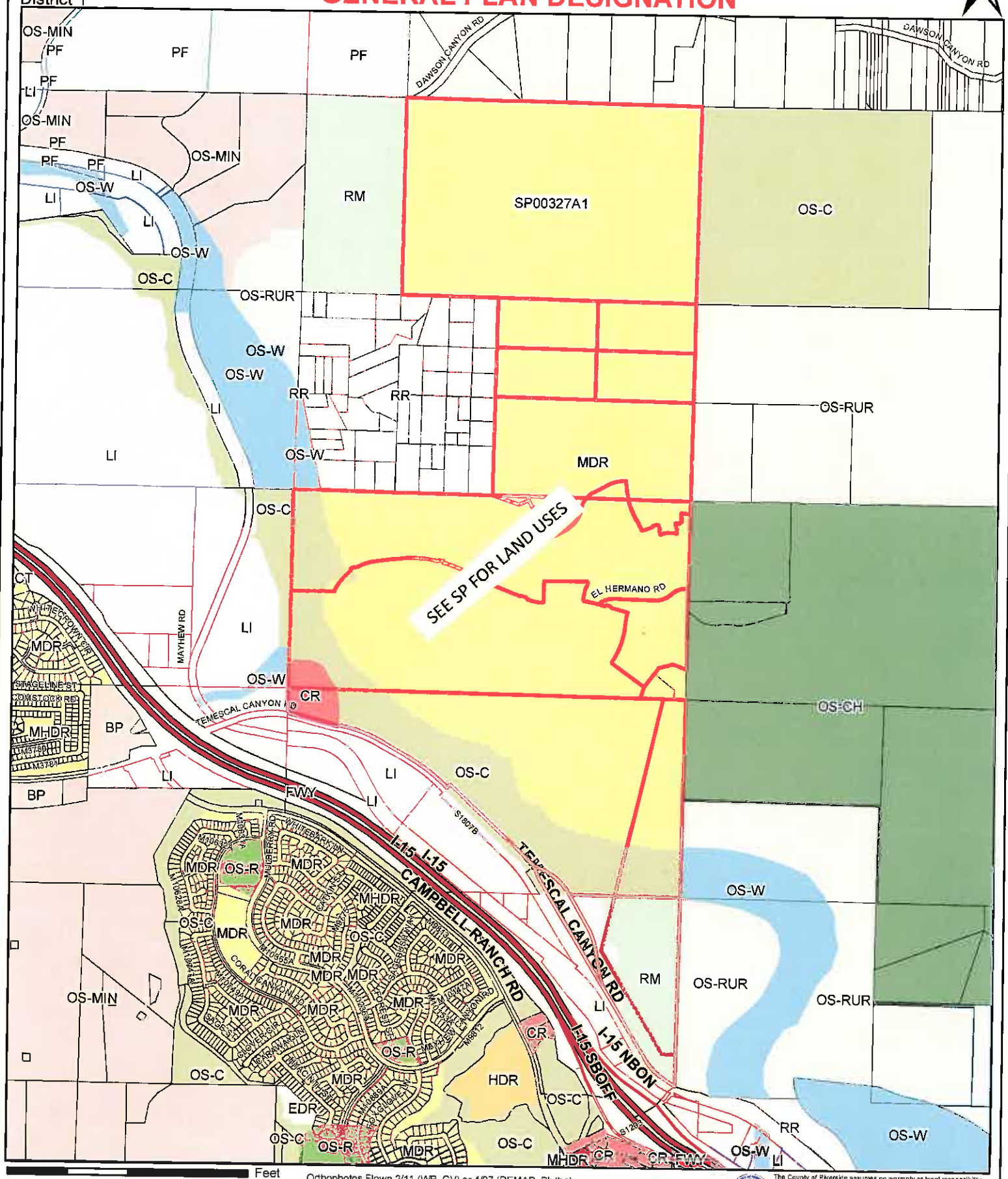
Exhibit 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

Supervisor Jeffries
District 1

GENERAL PLAN DESIGNATION



0 800 1,600 3,200 Feet

1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

Printed by mstraite on 8/4/2014

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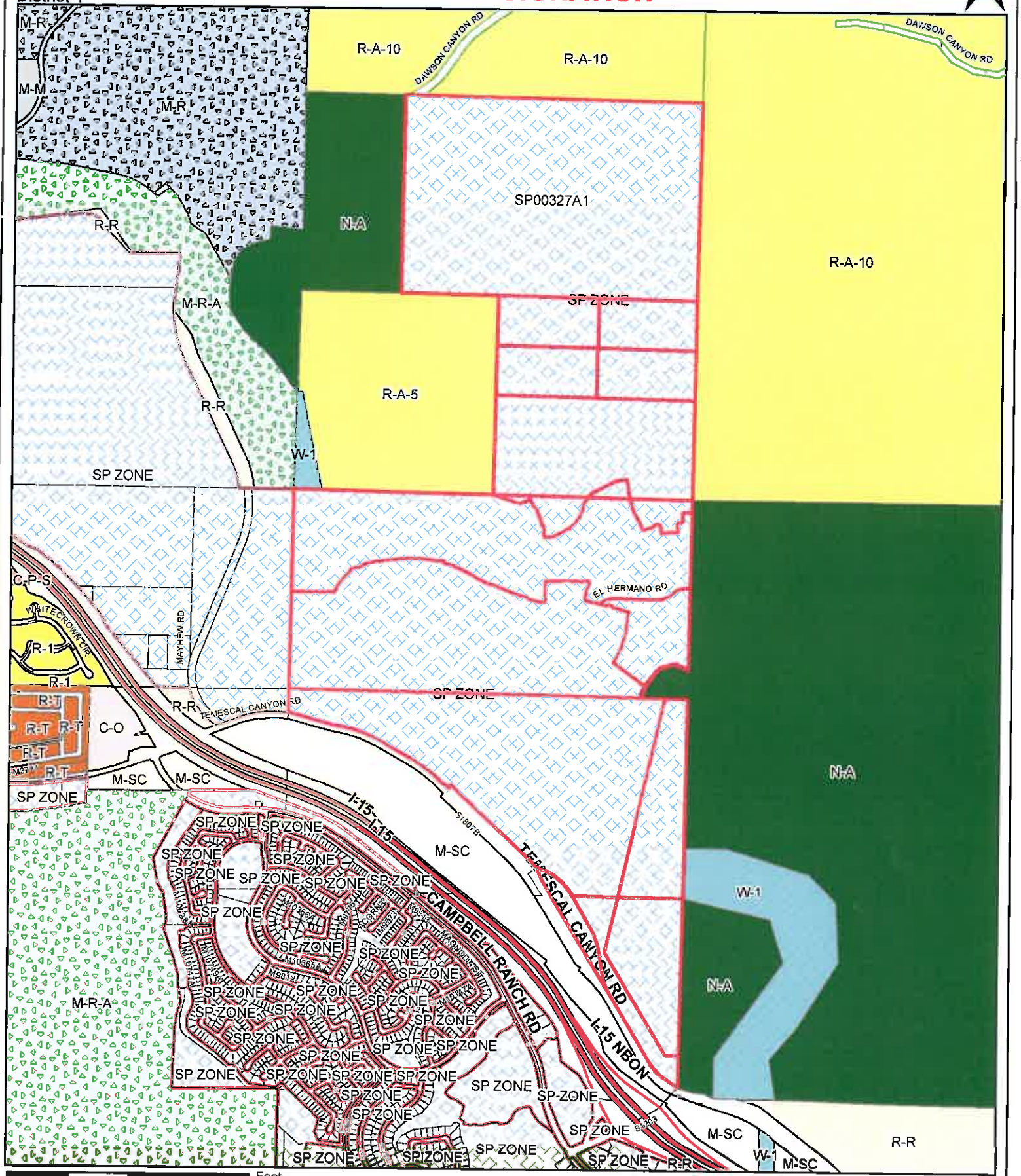
Exhibit 2

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00327A1
ZONING DESIGNATION

Supervisor Jeffries
District 1

N



0 800 1,600 3,200 Feet
1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/4/2014

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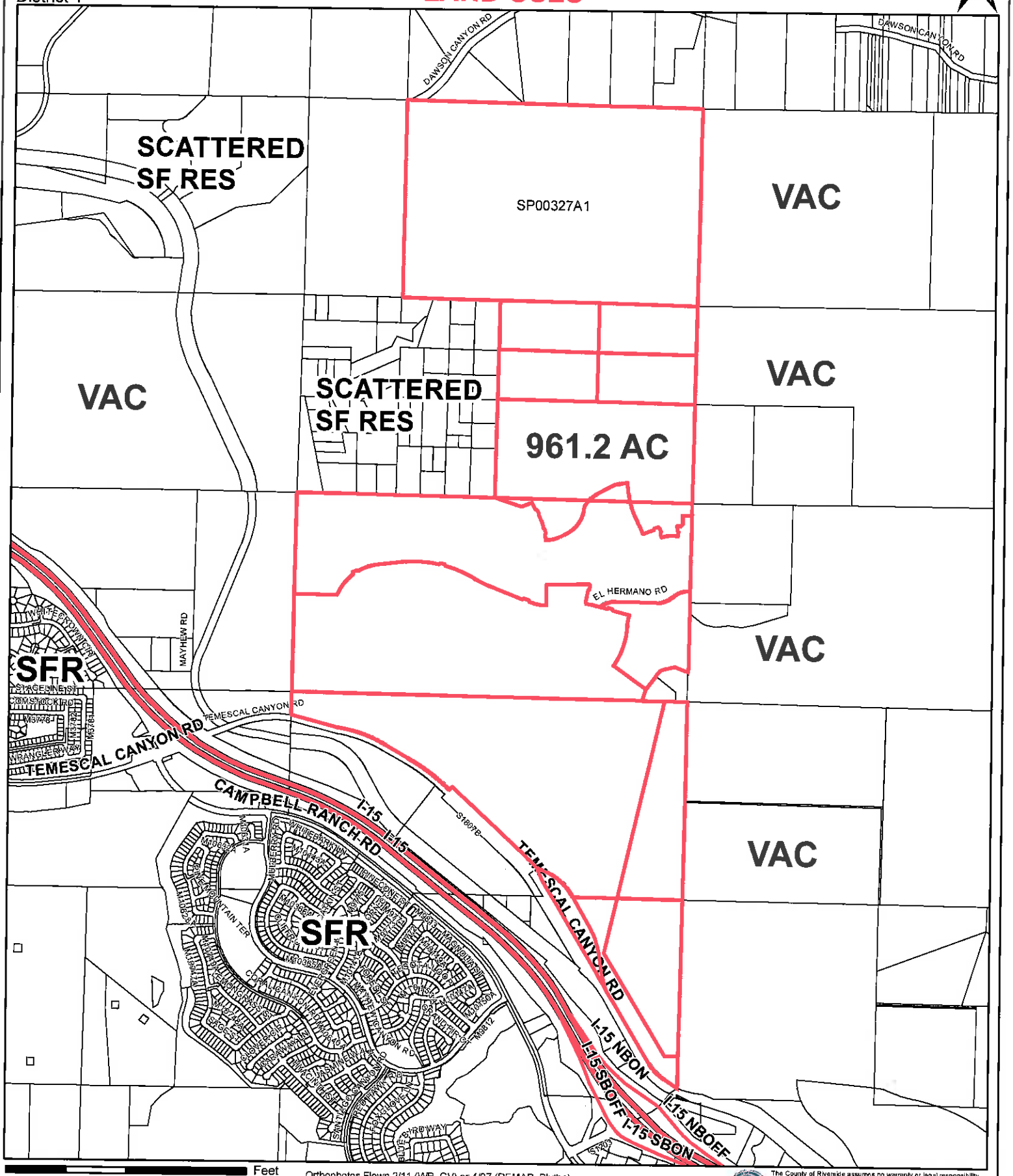
Exhibit 1

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00327A1
LAND USES

Supervisor Jeffries
District 1

N



Feet
0 800 1,600 3,200
1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/8/2014

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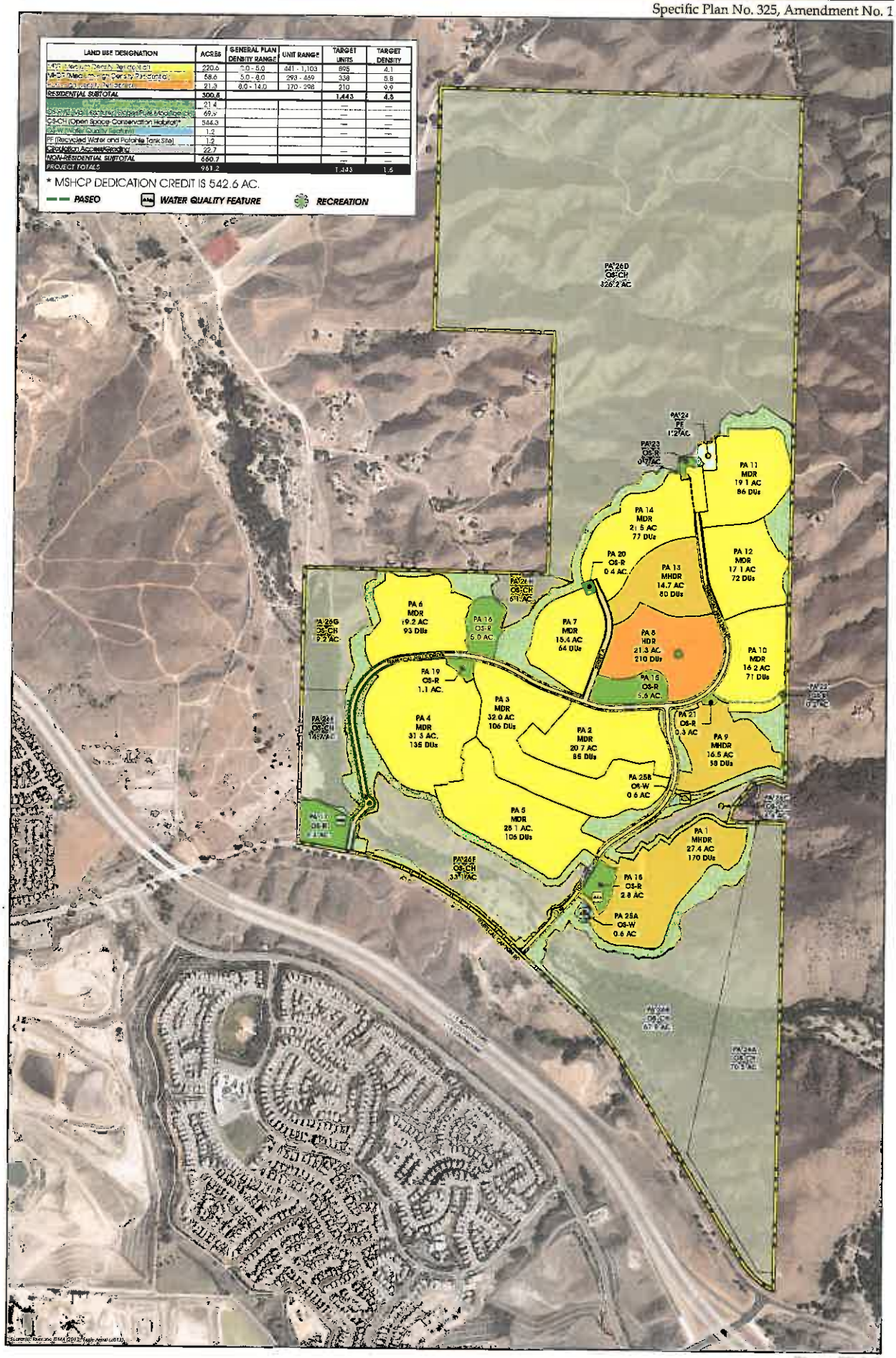


Figure III.A-1

SPECIFIC PLAN LAND USE PLAN

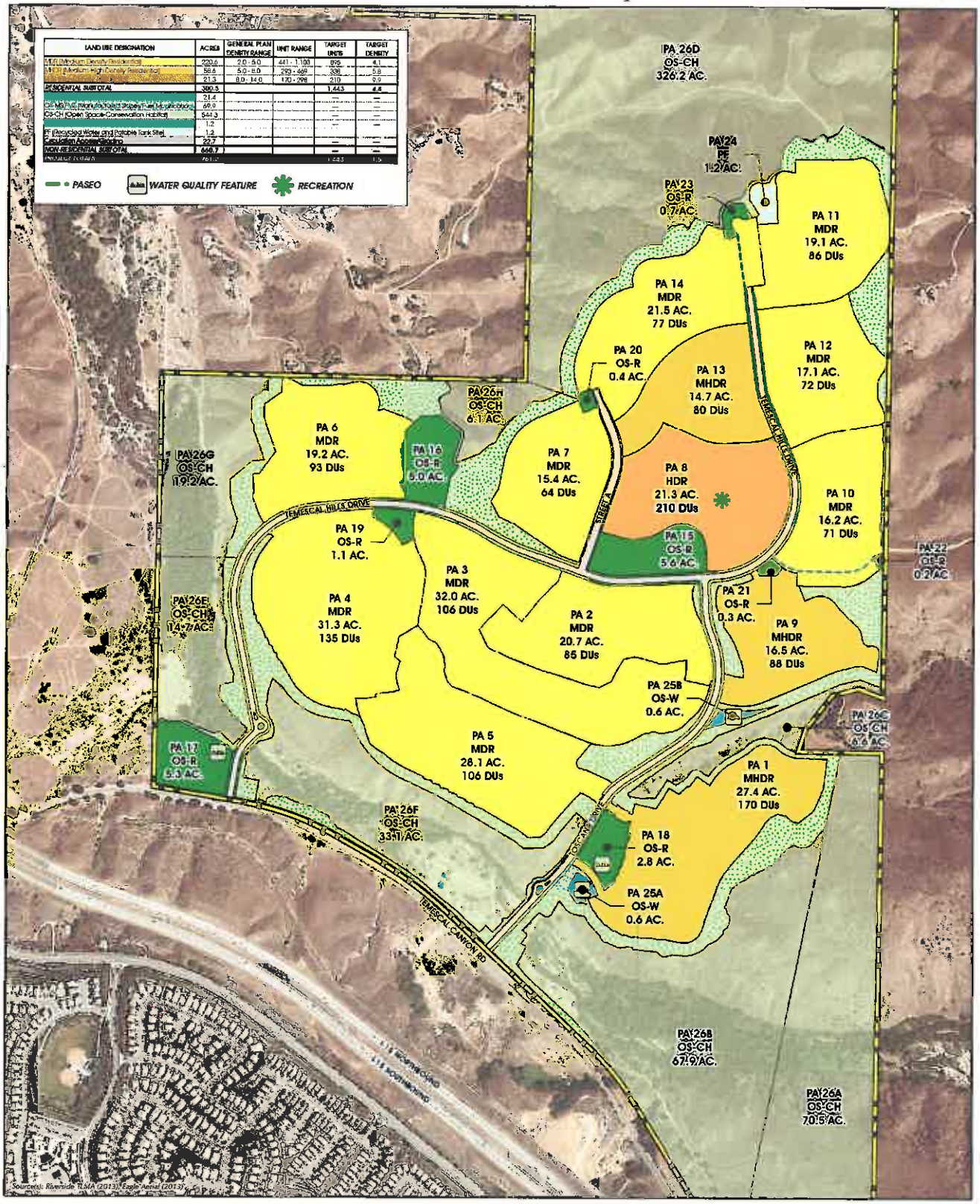
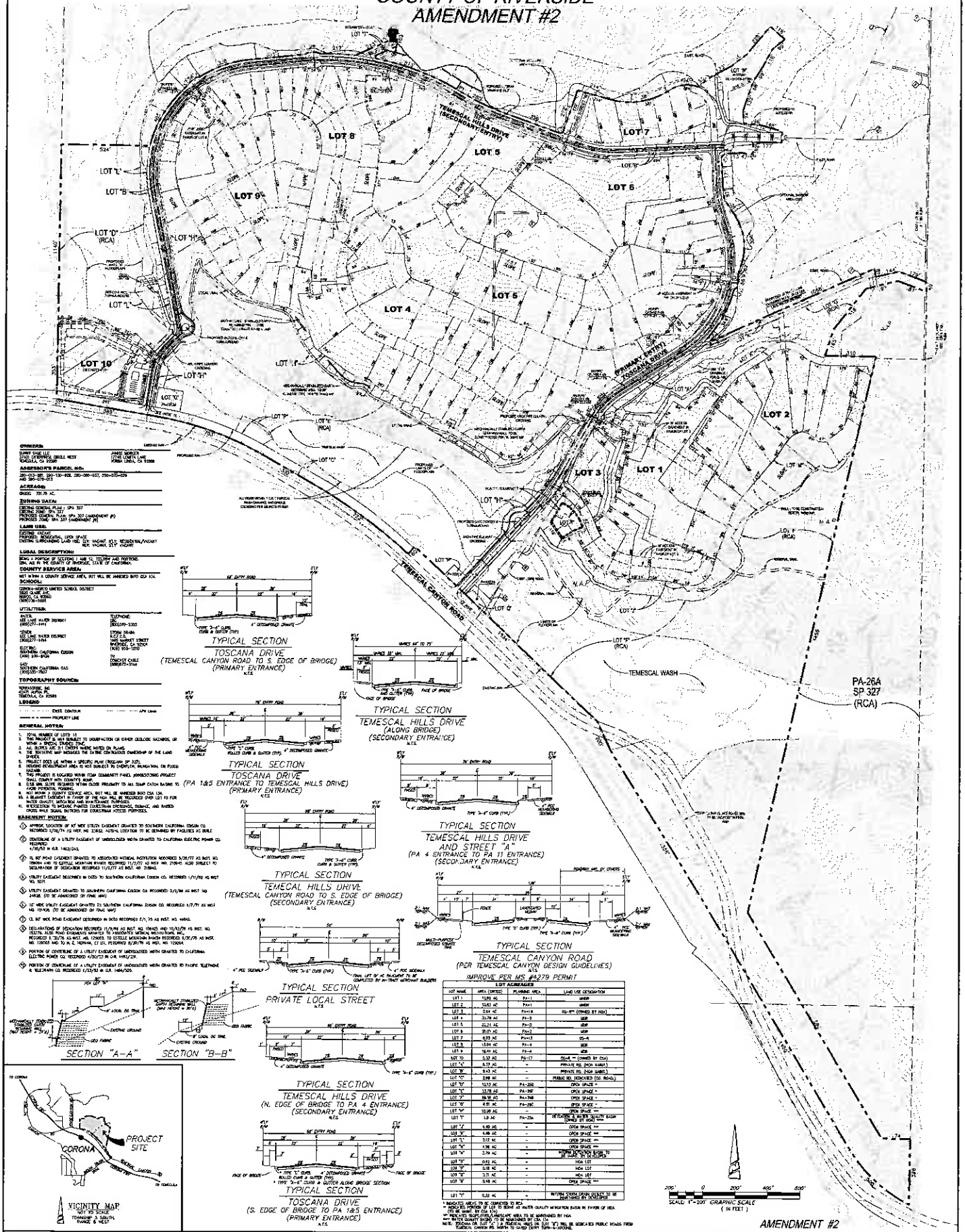


Figure III.A-2
SPECIFIC PLAN LAND USE PLAN (8.5x11)

SCHEDULE "A"
TENTATIVE TRACT NO. 36643
COUNTY OF RIVERSIDE
AMENDMENT #2



OWNER:
SUNNY SAGE LLC
ATTN: JEFFERSON ARNOLD WEST
NEWPORT BEACH, CA 92660

JAMES MORLEY
12745 LOMITA LANE
CORONA, CA 92880

ASSESSOR'S PARCEL NO:
290-010-001, 002, 003, 130-004, 290-060-037, 290-070-029 AND 290-070-013

ACREAGE:
GROSS: 151.79 AC.

ZONING DATA:
EXISTING GENERAL PLAN: SPA 327
EXISTING ZONE: SPA 327
PROPOSED GENERAL PLAN: SPA 327 (AMENDMENT #1)
PROPOSED ZONE: SPA 327 (AMENDMENT #1)

LAND USE:
EXISTING: VACANT
PROPOSED: RESIDENTIAL, OPEN SPACE
EXISTING SURROUNDING LAND USE: SE: VACANT, W,S: RESIDENTIAL/VACANT
NW: VACANT, S,E: VACANT

LEGAL DESCRIPTION:
BEING A PORTION OF SECTIONS 1, AND 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST, AND A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

COUNTY SERVICE AREA:
NOT within a COUNTY SERVICE AREA, BUT WILL BE ANNEXED INTO CSA 134.

SCHOOL:
CORONA-NORCO UNIFIED SCHOOL DISTRICT
2820 CLARK AVE.
NORCO, CA 92860
(951) 736-5000

UTILITIES:
WATER: EAST LAKE WATER DISTRICT (951)277-7000
SEWER: EAST LAKE WATER DISTRICT (951)277-7000
ELECTRIC: SOUTHERN CALIFORNIA EDISON (800) 655-4555
GAS: SOUTHERN CALIFORNIA GAS (800)427-2200
TELEPHONE: ATT (800)310-2355
STORM DRAIN: CITY OF CORONA 1845 MARKET STREET RIVERSIDE, CA 92504 (909) 955-1200
TV: TIME WARNER CABLE (888)892-2253

TOPOGRAPHY SOURCE:
TERRASCENE, INC
41571 RUPPLE PL
TEMECULA, CA 92590

LEGEND:
EXIST CONTOUR ..... APN Lines
PROPERTY LINE

GENERAL NOTES:
1. TOTAL NUMBER OF LOTS 10
2. THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS, OR WITHIN A SPECIAL STUDIES ZONE
3. ALL SLOPES ARE 2:1 EXCEPT WHERE NOTED ON PLANS.
4. THE TENTATIVE MAP INDICATES THE EXTENT AND NATURE OWNERSHIP OF THE LAND SHOWN.
5. PROJECT DOES LIE WITHIN A SPECIFIC PLAN (TOSCANA SP 327).
6. HOUSING DEVELOPMENT AREA IS NOT SUBJECT TO LIQUEFACTION, INUNDATION, OR FLOOD HAZARD.
7. THIS PROJECT IS LOCATED WITHIN FEMA COMMUNITY PANEL #06065C0780G PROJECT SHALL COMPLY WITH COUNTY'S WQMP.
8. 0.58 MM. CUFT REQUIRED WITHIN CLOSE PROXIMITY TO MS STORM DRAIN BASINS TO AVOID POTENTIAL PONDING.
9. NOT WITHIN A COUNTY SERVICE AREA, BUT WILL BE ANNEXED INTO CSA 134.
10. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE FORMED OVER LOT 10 FOR PRIVATE ROADWAY LOTS WHICH SHALL ARE MAINTENANCE PURPOSES.
11. NOTES/SYMBOLS TO INDICATE PAINTED CENTERLINES, SIGNAGE AND MARKED CROSS WALK SIGNAL BUTTONS FOR DISABLEMENT ACCESS PURPOSES.

EASEMENT NOTES:
1. APPROX. LOCATION OF 60' WIDE UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 12/16/74 AS INST. NO. 231632. ACTUAL LOCATION TO BE DETERMINED BY FACILITIES AS BUILT.
2. CENTERLINE OF A UTILITY EASEMENT OF UNDISCLOSED WIDTH GRANTED TO CALIFORNIA ELECTRIC POWER CO. RECORDED 4/20/53 IN B.R. 1462/343.
3. CL 60' ROAD EASEMENT GRANTED TO ASSOCIATED MEDICAL INSTITUTION RECORDED 5/26/77 AS INST. NO. 106844 AND TO ESTELLE MOUNTAIN RANCH RECORDED 8/30/78 AS INST. NO. 120060 AND TO M. E. NORMAN, ET UX, RECORDED 8/30/78 AS INST. NO. 120064.
4. UTILITY EASEMENT DESCRIBED IN DEED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 1/21/82 AS INST NO. 15211
5. UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 2/2/84 AS INST NO. 24838. (TO BE ABANDONED ON FINAL MAP)
6. 10' WIDE UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 6/7/71 AS INST NO. 101404. (TO BE ABANDONED ON FINAL MAP)
7. CL 60' WIDE ROAD EASEMENT DESCRIBED IN DEED RECORDED 2/1/75 AS INST. NO. 44845.
8. DECLARATIONS OF DEDICATION RECORDED 11/9/76 AS INST. NO. 130425 AND 10/12/78 AS INST. NO. 153376. ALSO ROAD EASEMENTS GRANTED TO ASSOCIATED MEDICAL INSTITUTIONS, INC., RECORDED 8/30/78 AS INST. NO. 120073, TO ESTELLE MOUNTAIN RANCH RECORDED 8/30/78 AS INST. NO. 120060 AND TO M. E. NORMAN, ET UX, RECORDED 8/30/78 AS INST. NO. 120064.
9. PORTION OF CENTERLINE OF A UTILITY EASEMENT OF UNDISCLOSED WIDTH GRANTED TO CALIFORNIA ELECTRIC POWER CO. RECORDED 4/20/53 IN B.R. 1462/343.
10. PORTION OF CENTERLINE OF A UTILITY EASEMENT OF UNDISCLOSED WIDTH GRANTED TO PACIFIC TELEPHONE & TELEGRAPH CO. RECORDED 1/13/53 IN B.R. 1494/320.

TYPICAL SECTION
TOSCANA DRIVE
(TEMESCAL CANYON ROAD TO S. EDGE OF BRIDGE)
(PRIMARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMESCAL HILLS DRIVE
(ALONG BRIDGE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TOSCANA DRIVE
(PA 1&5 ENTRANCE TO TEMESCAL HILLS DRIVE)
(PRIMARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMESCAL HILLS DRIVE
AND STREET "A"
(PA 4 ENTRANCE TO PA 11 ENTRANCE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMECAL HILLS DRIVE
(TEMESCAL CANYON ROAD TO S. EDGE OF BRIDGE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMESCAL CANYON ROAD
(PER TEMESCAL CANYON DESIGN GUIDELINES)
N.T.S.
IMPROVE PER MS #4279 PERMIT

TYPICAL SECTION
PRIVATE LOCAL STREET
N.T.S.

SECTION "A-A"

SECTION "B-B"

TYPICAL SECTION
TEMESCAL HILLS DRIVE
(N. EDGE OF BRIDGE TO PA 4 ENTRANCE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TOSCANA DRIVE
(S. EDGE OF BRIDGE TO PA 1&5 ENTRANCE)
(PRIMARY ENTRANCE)
N.T.S.

LOT ACREAGES

LOT NAME	AREA (GROSS)	PLANNING AREA	LAND USE DESIGNATION
LOT 1	13.93 AC	PA-1	MDR
LOT 2	10.63 AC	PA-1	MDR
LOT 3	2.64 AC	PA-1	RS-4** (OWNED BY HOA)
LOT 4	33.78 AC	PA-5	MDR
LOT 5	23.21 AC	PA-5	MDR
LOT 6	31.01 AC	PA-2	MDR
LOT 7	8.03 AC	PA-13	RS-4
LOT 8	13.84 AC	PA-4	MDR
LOT 9	16.91 AC	PA-4	MDR
NOT TO	5.32 AC	PA-17	OS-R ** (OWNED BY HOA)
LOT "A"	8.17 AC	*	PRIVATE RD. (HOA MAINT.)
LOT "B"	3.43 AC	-	PRIVATE RD. (HOA MAINT.)
LOT "C"	0.98 AC	-	PUBLIC RD. (DEDICATED TO PUBLIC)
LOT "D"	13.13 AC	PA-26B	OPEN SPACE **
LOT "E"	13.78 AC	PA-26F	OPEN SPACE **
LOT "F"	56.19 AC	PA-26B	OPEN SPACE **
LOT "G"	4.81 AC	PA-26C	OPEN SPACE **
LOT "H"	10.68 AC	-	OPEN SPACE **
LOT "I"	1.8 AC	PA-26A	DETENTION & WATER QUALITY BASIN (OWNED BY HOA)
LOT "J"	6.88 AC	*	OPEN SPACE **
LOT "K"	6.46 AC	-	OPEN SPACE **
LOT "L"	3.12 AC	-	OPEN SPACE **
LOT "M"	4.98 AC	-	OPEN SPACE **
LOT "N"	2.39 AC	-	RETAIN TO REMAIN OPEN TO BE OWNED BY HOA
LOT "O"	0.41 AC	*	HOA LOT
LOT "P"	0.18 AC	-	HOA LOT
LOT "Q"	0.31 AC	-	HOA LOT
LOT "R"	0.18 AC	-	OPEN SPACE **
LOT "S"	0.32 AC	-	RETURN TO REMAIN OPEN SLOPES TO BE MAINTAINED BY HOA/OWNER

* INDICATES AREAS TO BE CONVEYED TO HOA
** INDICATES PORTION OF LOT TO REMAIN AS WATER QUALITY MITIGATION BASIN IN FAVOR OF HOA (TO BE MAINT. BY HOA ETC)
*** INDICATES SLOPE OVER PLANTABLE AREA TO BE MAINTAINED BY HOA
NOTE: WATER QUALITY BASIN TO BE MAINTAINED BY CSA 134
NOTE: TOSCANA DR. (LOT "A") & TEMESCAL HILLS DR. (LOT "B") TO BE DEDICATED PUBLIC ROADS FROM TEMESCAL CANYON RD. NORTH TO GATED ENTRY TURN-A-ROUND.

AMENDMENT #2

AMENDMENTS:

DATE	No.	DESCRIPTION
12/30/14	1	RESPONSES PER RC DEPARTMENTAL COMMENTS #1
6/15/16	2	REVISIONS PER RC DEPARTMENTAL COMMENTS #2

TOSCANA

APPLICANT/DEVELOPER:
Forestar Toscana, LLC
4590 MacArthur Blvd, Suite 600
Newport Beach, CA 92660
Tel (949) 746-6714

PREPARED BY: (ENGINEER)
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25 Z[illegible], Suite
POR Murrieta, CA 92562
Ph 951-698-8

TENTATIVE TRACT NO. 36643
SCHEDULE "A"
COUNTY OF RIVERSIDE

1
OF 1 SHTS

PREPARED FOR: FORESTAR TOSCANA, LLC
W.O.
DATE: Jan 20, 2014

As of the time this report was drafted, the Zoning Ordinance is still being drafted by Planning and County Counsel.

One will be provided under separate cover prior to the hearing.

Addendum No. 1 to Environmental Impact Report No. 439

for:

Specific Plan No. 327, Amendment No. 1
Tentative Tract Map No. 36643
Change of Zone No. 7807

Prepared by:
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Contact: Matt Straite

Applicant:
Forestar Toscana, LLC
4950 MacArthur Blvd., Suite 600
Newport Beach, CA 92660
Contact: Andy Petitjean

CEQA Consultant:
T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
Contact: Tracy Zinn

August 7, 2014

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G. Bridge Hydraulics Letter Update
H. Trip Generation Analysis
I. Water Supply Assessment
J. Paleontological Resources Assessment
K. Groundwater Impacts Memorandum
L1. Historic Structure Assessment
L2. Historic Standpipe Assessment
L3. Historic Refuse Scatter Assessment

I. Introduction

I. INTRODUCTION

A. Purpose of this Document

This document is an Addendum to Environmental Impact Report (EIR) No. 439 (SCH No. 2001121105), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project. *See* CEQA Guidelines §§15050–15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project.

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan No. 327 (SP 327) and Final Environmental Impact Report No. 439 (EIR 439); 3) a summary of the proposed Project; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 439.

B. The California Environmental Quality Act

CEQA, a statewide environmental law contained in Public Resources Code §§21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse effects when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse effects cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

C. Specific Plan No. 327, Final Environmental Impact Report No. 439, and Associated Approvals

On December 19, 2006, the Riverside County Board of Supervisors approved the Toscana project and certified its associated Final EIR 439. Actions taken by the County associated with the Toscana project included approval of General Plan Amendment No. 825, approval of Change of Zone No. 6651, adoption of SP 327, and certification of Final EIR 439 (SCH No. 2001121105).

The Toscana project consisted of approvals to develop a 960-acre property as a master-planned mixed use community with residential, commercial retail, and recreational land uses in the Temescal Canyon Area of unincorporated Riverside County. Specifically, the approved project allows for development of the property with up to 1,443 single-family and multi-family residential homes, an approximately 4.4-acre commercial retail center, 26.8 acres of recreational and paseo amenities (including a recreation center, community park, pocket parks, and paseo system), 70.0 acres of fuel modification areas, and 510.0 acres of natural open space areas. The 510.0 acres of natural open space were proposed to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area.

Since approval of SP 327 and its associated entitlement permits in December 2006 (*i.e.*, General Plan Amendment No. 825 and Change of Zone No. 6651), the property owner has not applied for and the County of Riverside has not approved any permits or approvals necessary to implement development approved by SP 327. Additionally, no known human-induced ground disturbances or substantial physical changes have occurred on the property since 2006 associated with SP 327. In 2011, the property owner dedicated approximately 70 acres of the property to the Western Riverside County RCA for permanent open space conservation as part of the Western Riverside County MSHCP. A wildfire burned a portion of the property in 2008, resulting in the loss of two structures. In addition, the property experienced several flooding events in the Temescal Wash since the approval of SP 327. Otherwise, the property remains in the same physical condition at the present time (2014) as it did when analyzed by Final EIR 439. There are no substantial changed physical circumstances.

D. Project Summary

Actions currently requested of Riverside County include the adoption of Amendment No. 1 to SP 327 (SP 327A1, SPA No. 1), adoption of an associated Change of Zone No. 7807 (CZ 7807), and approval of Tentative Tract Map No. 36643 (TR 36643)collectively hereafter called "the Project".

As compared to the adopted SP 327, proposed SPA No. 1 maintains the approved maximum of 1,443 residential units and refines the Specific Plan Land Use Plan to: a) reduce the development footprint and preserve additional natural open space; b) reconfigure planning area boundaries; c) refine the range of residential lot sizes and product types to reflect current market conditions; d) convert the approved commercial retail land uses to park use; and e) expand the community thematic elements.

Specifically, SPA No. 1 provides the following modifications to SP 327:

- Creates a private, gate-guarded community;
- Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

- Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;
- Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decreases the target number of homes in HDR neighborhoods from 230 to 210;
- Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;
- Adds 1.2 acres of stormwater water quality features to meet current best management practices;
- Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and
- Refines the internal circulation system to accommodate the modified land use plan.

The other aspects of the proposed Project that are evaluated by this EIR Addendum include:

- A Change of Zone application (CZ 7807) to amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for Project site and formalize planning area boundaries that reflect the refinements proposed as part of SPA No. 1.

- An application for a Schedule "A" tentative tract map (TR 36643) to subdivide an approximately 331.8-acre portion of the SP 327A1 property to establish parcels in conformance with the Planning Area boundaries proposed as part of SPA No. 1. TR 36643 would create 29 lots and enable mass grading and installation of backbone circulation/access and on-site utility infrastructure.

Because the proposed SP 327A1, CZ 7807, and TR 36643 require the discretionary approval of Riverside County, environmental review is required pursuant to CEQA with Riverside County serving as the CEQA Lead Agency.

E. CEQA Requirements for an EIR Addendum

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared. *See* CEQA Guidelines §15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines §15164:

a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a Subsequent EIR have occurred.

b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.

d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to §15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines §15164(a) allows for the preparation of an Addendum if none of the conditions described in §15162 are met. CEQA Guidelines §15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

c. 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, shows any of the following:

    1. The project will have one or more significant effects not discussed in the previous EIR;

    2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    3. 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 measure or alternatives; or

    4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. *See* CEQA Guidelines §15164. As described in detail herein, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 1 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent EIR pursuant to CEQA Guideline §15162.

This EIR Addendum provides the environmental information necessary for Riverside County (CEQA Lead Agencies) and CEQA Responsible and Trustee Agencies to make informed decisions about the environmental effects of the proposed Project, which consists of the actions summarized above in Subsection I.D and more fully described in the associated Project application materials on file with the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501), which are herein incorporated by reference (*see* CEQA Guidelines §15150). Serving as the CEQA Lead Agency (*see* CEQA Guidelines §15050), the Riverside County Planning Department determined that an Addendum to the previously-certified Final EIR 439 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

a. As demonstrated in the accompanying Environmental Assessment No. 42621 (EA 42621) and its associated analyses, the proposed Project would not require major revisions to certified Final EIR 439 because the Project would not result any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR. In summary, the proposed Project consists of reducing the approved physical impact footprint of SP 327 by approximately 32 acres by reprogramming planned residential uses and eliminating planned commercial retail land uses while also increasing the amount of open space, park acreage, and creating a new planning area for public facilities (*i.e.*, potable and recycled water tanks), and adding storm water quality facility improvements. The proposed Project would maintain the maximum number of residential dwelling units approved by SP 327 (*i.e.*, 1,443 residential units). As proposed, the Project would involve the following:

    - The Project would increase the amount of open space (conservation habitat) conserved on the subject property from 510.0 acres as approved under SP 327, to 544.3 acres as proposed by the Project. As such, the Project would decrease the development impact footprint of SP 327 by approximately 32 acres. As a result, environmental effects to natural land resources, including biological resources and

hydrology/water quality, would be no greater than the effects previously disclosed in the Final EIR.

- The Project would convert the approximately 4.4-acre commercial retail center within approved SP 327 to a 5.3-acre public park site. Replacement of the commercial retail site with a public park would measurably reduce daily traffic trips to-and-from the subject property during long-term operation from what was disclosed in Final EIR 439. A traffic trip comparison analysis conducted for the Project shows that traffic associated with the proposed Project would result in a reduction of 3,434 average daily vehicle trips, including 20 fewer trips during the AM peak hour (7AM-9AM) and 334 fewer trips during the PM peak hour (4PM-6PM) compared to the vehicle trip generation evaluated in Final EIR 439 (see *Appendix H* to this EIR Addendum for a copy of the traffic trip comparison). Operational air pollutant and noise emissions would be reduced concomitantly, and the demand for public services and utilities/service systems under long-term operational conditions would also be reduced due to elimination of the commercial retail center.

- Although the proposed Project would reprogram planned residential land uses interior to the subject property, the maximum number of residential dwelling units to be permitted on the site would not change from the number approved by SP 327 (*i.e.*, 1,443 residential units) and analyzed in Final EIR 439. The residential dwellings are planned to include similar residential home styles with a similar aesthetic character as previously approved. Therefore, the proposed modifications to the residential component of SP 327 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in Final EIR 439.

b. As demonstrated in more detail in accompanying Environmental Assessment No. 42621 (EA 42621), 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 Final EIR 439.

c. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439.

d. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439, with the exception that effects associated with operation of a retail commercial site would not occur under the proposed Project.

e. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.

f. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences. An approximately 70-acre portion of the property was conveyed to the Western Riverside County RCA in 2011, but that portion of the property was and still is planned for open space. As such, the conveyance of a portion of the Project site to the Western Riverside County RCA for open space conservation purposes does not constitute a substantial change in circumstance.

g. Technical documentation that evaluates the proposed Project was prepared for the subject areas of biological resources, cultural resources, geotechnical, greenhouse gasses, hazardous materials, hydrology, traffic, water quality, and water supply. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 439 and would have occurred from implementation of the previously approved project. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:

- The *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *MSHCP Consistency Analysis* (Technical Appendix A2), prepared by Helix Environmental Planning, affirmed the finding of compliance with the Western Riverside County MSHCP made in association with prior approval of SP 327 and certification of Final EIR 439 and found that no new inconsistency with the Western Riverside County MSHCP would occur from implementation of the Project.

- The *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts to protected oak trees than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions, affirmed the geology and soils findings from Final

EIR 439 and found that no new impacts would occur from implementation of the Project.

- The *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc., confirmed that the necessary rock blasting activities disclosed in Final EIR 439 would result in less than significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices.

- The *Greenhouse Gas Analysis* (Technical Appendix D), prepared by Urban Crossroads, determined that the amount of greenhouse gas emissions produced by the Project would be 24.6% less than the emissions that would have resulted from implementation of the previously approved project. A lesser amount of GHG emissions would occur from implementation of the Project. To meet current County operating procedure to reduce GHG emissions by 25% compared to buildout of previously approved SP 327, implementing project approvals will be required to incorporate additional GHG emissions reduction measures.

- The *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience, did not identify any new impacts or an increase to the severity of impacts than would have resulted from implementation of the previously approved project disclosed in Final EIR 439.

- The *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts that would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Webb Engineering, verified that the hydraulics of the Temescal Wash would be improved as a result of SPA 1 as compared implementing the bridge designs specified in SP 327 and analyzed by Final EIR 439.

- The *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads determined that the proposed Project would result in a reduction in overall average daily traffic, as well as a reduction in peak hour traffic (both AM and PM peak hours), as compared to impacts previously disclosed in EIR 439. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The updated *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District confirms that the proposed Project would have a reduced potable water demand as compared the demand disclosed in SP 327 and analyzed in Final EIR 439.

- The *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates determined that the likelihood of finding fossiliferous materials on the Project site during excavation and/or mass grading activities is very low. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Groundwater Impacts Memorandum* (Technical Appendix K) prepared by Thomas Harder and Co. affirmed the groundwater findings from Final EIR 439 and found that no new or more severe impacts would occur from implementation of the Project.

- The *Historic Structure Assessment* (Technical Appendix L1) prepared by Brian F. Smith and Associates affirmed the finding from Final EIR 439 that the existing home and outbuildings on the Project site do not qualify as a significant historic resource under CEQA. No new impacts or more severe impacts would occur from implementation of the Project than were disclosed in Final EIR 439.

- The *Historic Standpipe Assessment* (Technical Appendix L2) prepared by Brian F. Smith and Associates determined that the remnants of a historic linear irrigation system on the Project site do not possess the level of research potential or historical association to be considered a significant historic resource.

- The *Historic Refuse Scatter Assessment* (Technical Appendix L3) prepared by Brian F. Smith and Associates determined that a historic refuse scatter on the Project site generally located along the former alignment of Highway 395 do not possess the level of research potential or historical association to be considered a significant historic resource.

h. Mitigation measures identified in Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed SP 327A1, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified Final EIR 439 is the appropriate type of CEQA document to prepare for the proposed Project. The purpose of this EIR Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the approved Project its accompanying certified Final EIR 439.

G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

A. This Introduction (Section 1.0).

B. The completed Environmental Assessment form EA 42621 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 439.

C. The Mitigation Monitoring and Reporting Program that accompanies EA 42621, which indicates all mitigation measures contained in Final EIR 439 and those that have been changed as a result of EA 42621 to reflect currently applicable County ordinances, building codes, and proposed SP 327A1.

D. Seventeen (17) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – L.

1. *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning.
2. *Multiple Species Habitat Conservation Plan Consistency Report* (Technical Appendix A2), prepared by Helix Environmental Planning.
3. *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning.
4. *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology.
5. *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions.
6. *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc.
7. *Greenhouse Gas Emissions Report* (Technical Appendix D), prepared by Urban Crossroads.
8. *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience.
9. *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts disclosed in EIR 439.

10. *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Albert A. Webb and Associates.
11. *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads.
12. *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District.
13. *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates.
14. *Groundwater Impacts Memorandum* (Technical Appendix K), prepared by Thomas Harder & Co.
15. *Historic Structure Assessment* (Technical Appendix L1), prepared by Brian F. Smith and Associates.
16. *Historic Standpipe Assessment* (Technical Appendix L2), prepared by Brian F. Smith and Associates.
17. *Historic Refuse Scatter Assessment* (Technical Appendix L3), prepared by Brian F. Smith and Associates.

E. SP 327 and Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of Riverside County.

This EIR Addendum will be forwarded, along with Final EIR 439, to the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors during a public hearing as to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing before the Riverside County Planning Commission, an additional public hearing will be held before the Riverside County Board of Supervisors to consider the proposed Project and the adequacy of this EIR Addendum. Public comments will be heard and considered at the hearing. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Board of Supervisors will adopt findings relative to the Project's environmental effects.

II. Environmental Assessment Form/ Initial Study Checklist

Addendum No. 1 to Environmental Impact Report No. 439

for:

Specific Plan No. 327, Amendment No. 1
Tentative Tract Map No. 36643
Change of Zone No. 7807

Prepared by:
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Contact: Matt Straite

Applicant:
Forestar Toscana, LLC
4950 MacArthur Blvd., Suite 600
Newport Beach, CA 92660
Contact: Andy Petitjean

CEQA Consultant:
T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
Contact: Tracy Zinn

August 7, 2014

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I. Introduction

I. INTRODUCTION

A. Purpose of this Document

This document is an Addendum to Environmental Impact Report (EIR) No. 439 (SCH No. 2001121105), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project. *See* CEQA Guidelines §§15050–15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project.

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan No. 327 (SP 327) and Final Environmental Impact Report No. 439 (EIR 439); 3) a summary of the proposed Project; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 439.

B. The California Environmental Quality Act

CEQA, a statewide environmental law contained in Public Resources Code §§21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse effects when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse effects cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

C. Specific Plan No. 327, Final Environmental Impact Report No. 439, and Associated Approvals

On December 19, 2006, the Riverside County Board of Supervisors approved the Toscana project and certified its associated Final EIR 439. Actions taken by the County associated with the Toscana project included approval of General Plan Amendment No. 825, approval of Change of Zone No. 6651, adoption of SP 327, and certification of Final EIR 439 (SCH No. 2001121105).

The Toscana project consisted of approvals to develop a 960-acre property as a master-planned mixed use community with residential, commercial retail, and recreational land uses in the Temescal Canyon Area of unincorporated Riverside County. Specifically, the approved project allows for development of the property with up to 1,443 single-family and multi-family residential homes, an approximately 4.4-acre commercial retail center, 26.8 acres of recreational and paseo amenities (including a recreation center, community park, pocket parks, and paseo system), 70.0 acres of fuel modification areas, and 510.0 acres of natural open space areas. The 510.0 acres of natural open space were proposed to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area.

Since approval of SP 327 and its associated entitlement permits in December 2006 (*i.e.*, General Plan Amendment No. 825 and Change of Zone No. 6651), the property owner has not applied for and the County of Riverside has not approved any permits or approvals necessary to implement development approved by SP 327. Additionally, no known human-induced ground disturbances or substantial physical changes have occurred on the property since 2006 associated with SP 327. In 2011, the property owner dedicated approximately 70 acres of the property to the Western Riverside County RCA for permanent open space conservation as part of the Western Riverside County MSHCP. A wildfire burned a portion of the property in 2008, resulting in the loss of two structures. In addition, the property experienced several flooding events in the Temescal Wash since the approval of SP 327. Otherwise, the property remains in the same physical condition at the present time (2014) as it did when analyzed by Final EIR 439. There are no substantial changed physical circumstances.

D. Project Summary

Actions currently requested of Riverside County include the adoption of Amendment No. 1 to SP 327 (SP 327A1, SPA No. 1), adoption of an associated Change of Zone No. 7807 (CZ 7807), and approval of Tentative Tract Map No. 36643 (TR 36643)collectively hereafter called "the Project".

As compared to the adopted SP 327, proposed SPA No. 1 maintains the approved maximum of 1,443 residential units and refines the Specific Plan Land Use Plan to: a) reduce the development footprint and preserve additional natural open space; b) reconfigure planning area boundaries; c) refine the range of residential lot sizes and product types to reflect current market conditions; d) convert the approved commercial retail land uses to park use; and e) expand the community thematic elements.

Specifically, SPA No. 1 provides the following modifications to SP 327:

- Creates a private, gate-guarded community;
- Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

- Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;
- Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decreases the target number of homes in HDR neighborhoods from 230 to 210;
- Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;
- Adds 1.2 acres of stormwater water quality features to meet current best management practices;
- Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and
- Refines the internal circulation system to accommodate the modified land use plan.

The other aspects of the proposed Project that are evaluated by this EIR Addendum include:

- A Change of Zone application (CZ 7807) to amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for Project site and formalize planning area boundaries that reflect the refinements proposed as part of SPA No. 1.

- An application for a Schedule "A" tentative tract map (TR 36643) to subdivide an approximately 331.8-acre portion of the SP 327A1 property to establish parcels in conformance with the Planning Area boundaries proposed as part of SPA No. 1. TR 36643 would create 29 lots and enable mass grading and installation of backbone circulation/access and on-site utility infrastructure.

Because the proposed SP 327A1, CZ 7807, and TR 36643 require the discretionary approval of Riverside County, environmental review is required pursuant to CEQA with Riverside County serving as the CEQA Lead Agency.

E. CEQA Requirements for an EIR Addendum

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared. *See* CEQA Guidelines §15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines §15164:

a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a Subsequent EIR have occurred.

b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.

d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to §15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines §15164(a) allows for the preparation of an Addendum if none of the conditions described in §15162 are met. CEQA Guidelines §15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

c. 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, shows any of the following:

    1. The project will have one or more significant effects not discussed in the previous EIR;

    2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    3. 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 measure or alternatives; or

    4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. *See* CEQA Guidelines §15164. As described in detail herein, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 1 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent EIR pursuant to CEQA Guideline §15162.

This EIR Addendum provides the environmental information necessary for Riverside County (CEQA Lead Agencies) and CEQA Responsible and Trustee Agencies to make informed decisions about the environmental effects of the proposed Project, which consists of the actions summarized above in Subsection I.D and more fully described in the associated Project application materials on file with the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501), which are herein incorporated by reference (*see* CEQA Guidelines §15150). Serving as the CEQA Lead Agency (*see* CEQA Guidelines §15050), the Riverside County Planning Department determined that an Addendum to the previously-certified Final EIR 439 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

a. As demonstrated in the accompanying Environmental Assessment No. 42621 (EA 42621) and its associated analyses, the proposed Project would not require major revisions to certified Final EIR 439 because the Project would not result any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR. In summary, the proposed Project consists of reducing the approved physical impact footprint of SP 327 by approximately 32 acres by reprogramming planned residential uses and eliminating planned commercial retail land uses while also increasing the amount of open space, park acreage, and creating a new planning area for public facilities (*i.e.*, potable and recycled water tanks), and adding storm water quality facility improvements. The proposed Project would maintain the maximum number of residential dwelling units approved by SP 327 (*i.e.*, 1,443 residential units). As proposed, the Project would involve the following:

    - The Project would increase the amount of open space (conservation habitat) conserved on the subject property from 510.0 acres as approved under SP 327, to 544.3 acres as proposed by the Project. As such, the Project would decrease the development impact footprint of SP 327 by approximately 32 acres. As a result, environmental effects to natural land resources, including biological resources and

hydrology/water quality, would be no greater than the effects previously disclosed in the Final EIR.

- The Project would convert the approximately 4.4-acre commercial retail center within approved SP 327 to a 5.3-acre public park site. Replacement of the commercial retail site with a public park would measurably reduce daily traffic trips to-and-from the subject property during long-term operation from what was disclosed in Final EIR 439. A traffic trip comparison analysis conducted for the Project shows that traffic associated with the proposed Project would result in a reduction of 3,434 average daily vehicle trips, including 20 fewer trips during the AM peak hour (7AM-9AM) and 334 fewer trips during the PM peak hour (4PM-6PM) compared to the vehicle trip generation evaluated in Final EIR 439 (see *Appendix H* to this EIR Addendum for a copy of the traffic trip comparison). Operational air pollutant and noise emissions would be reduced concomitantly, and the demand for public services and utilities/service systems under long-term operational conditions would also be reduced due to elimination of the commercial retail center.

- Although the proposed Project would reprogram planned residential land uses interior to the subject property, the maximum number of residential dwelling units to be permitted on the site would not change from the number approved by SP 327 (*i.e.*, 1,443 residential units) and analyzed in Final EIR 439. The residential dwellings are planned to include similar residential home styles with a similar aesthetic character as previously approved. Therefore, the proposed modifications to the residential component of SP 327 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in Final EIR 439.

b. As demonstrated in more detail in accompanying Environmental Assessment No. 42621 (EA 42621), 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 Final EIR 439.

c. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439.

d. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439, with the exception that effects associated with operation of a retail commercial site would not occur under the proposed Project.

e. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.

f. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences. An approximately 70-acre portion of the property was conveyed to the Western Riverside County RCA in 2011, but that portion of the property was and still is planned for open space. As such, the conveyance of a portion of the Project site to the Western Riverside County RCA for open space conservation purposes does not constitute a substantial change in circumstance.

g. Technical documentation that evaluates the proposed Project was prepared for the subject areas of biological resources, cultural resources, geotechnical, greenhouse gasses, hazardous materials, hydrology, traffic, water quality, and water supply. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 439 and would have occurred from implementation of the previously approved project. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:

- The *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *MSHCP Consistency Analysis* (Technical Appendix A2), prepared by Helix Environmental Planning, affirmed the finding of compliance with the Western Riverside County MSHCP made in association with prior approval of SP 327 and certification of Final EIR 439 and found that no new inconsistency with the Western Riverside County MSHCP would occur from implementation of the Project.

- The *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts to protected oak trees than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions, affirmed the geology and soils findings from Final

EIR 439 and found that no new impacts would occur from implementation of the Project.

- The *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc., confirmed that the necessary rock blasting activities disclosed in Final EIR 439 would result in less than significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices.

- The *Greenhouse Gas Analysis* (Technical Appendix D), prepared by Urban Crossroads, determined that the amount of greenhouse gas emissions produced by the Project would be 24.6% less than the emissions that would have resulted from implementation of the previously approved project. A lesser amount of GHG emissions would occur from implementation of the Project. To meet current County operating procedure to reduce GHG emissions by 25% compared to buildout of previously approved SP 327, implementing project approvals will be required to incorporate additional GHG emissions reduction measures.

- The *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience, did not identify any new impacts or an increase to the severity of impacts than would have resulted from implementation of the previously approved project disclosed in Final EIR 439.

- The *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts that would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Webb Engineering, verified that the hydraulics of the Temescal Wash would be improved as a result of SPA 1 as compared implementing the bridge designs specified in SP 327 and analyzed by Final EIR 439.

- The *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads determined that the proposed Project would result in a reduction in overall average daily traffic, as well as a reduction in peak hour traffic (both AM and PM peak hours), as compared to impacts previously disclosed in EIR 439. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The updated *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District confirms that the proposed Project would have a reduced potable water demand as compared the demand disclosed in SP 327 and analyzed in Final EIR 439.

- The *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates determined that the likelihood of finding fossiliferous materials on the Project site during excavation and/or mass grading activities is very low. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Groundwater Impacts Memorandum* (Technical Appendix K) prepared by Thomas Harder and Co. affirmed the groundwater findings from Final EIR 439 and found that no new or more severe impacts would occur from implementation of the Project.

- The *Historic Structure Assessment* (Technical Appendix L1) prepared by Brian F. Smith and Associates affirmed the finding from Final EIR 439 that the existing home and outbuildings on the Project site do not qualify as a significant historic resource under CEQA. No new impacts or more severe impacts would occur from implementation of the Project than were disclosed in Final EIR 439.

- The *Historic Standpipe Assessment* (Technical Appendix L2) prepared by Brian F. Smith and Associates determined that the remnants of a historic linear irrigation system on the Project site do not possess the level of research potential or historical association to be considered a significant historic resource.

- The *Historic Refuse Scatter Assessment* (Technical Appendix L3) prepared by Brian F. Smith and Associates determined that a historic refuse scatter on the Project site generally located along the former alignment of Highway 395 do not possess the level of research potential or historical association to be considered a significant historic resource.

h. Mitigation measures identified in Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed SP 327A1, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified Final EIR 439 is the appropriate type of CEQA document to prepare for the proposed Project. The purpose of this EIR Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the approved Project its accompanying certified Final EIR 439.

G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

A. This Introduction (Section 1.0).

B. The completed Environmental Assessment form EA 42621 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 439.

C. The Mitigation Monitoring and Reporting Program that accompanies EA 42621, which indicates all mitigation measures contained in Final EIR 439 and those that have been changed as a result of EA 42621 to reflect currently applicable County ordinances, building codes, and proposed SP 327A1.

D. Seventeen (17) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – L.

1. *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning.
2. *Multiple Species Habitat Conservation Plan Consistency Report* (Technical Appendix A2), prepared by Helix Environmental Planning.
3. *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning.
4. *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology.
5. *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions.
6. *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc.
7. *Greenhouse Gas Emissions Report* (Technical Appendix D), prepared by Urban Crossroads.
8. *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience.
9. *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts disclosed in EIR 439.

10. *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Albert A. Webb and Associates.
11. *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads.
12. *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District.
13. *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates.
14. *Groundwater Impacts Memorandum* (Technical Appendix K), prepared by Thomas Harder & Co.
15. *Historic Structure Assessment* (Technical Appendix L1), prepared by Brian F. Smith and Associates.
16. *Historic Standpipe Assessment* (Technical Appendix L2), prepared by Brian F. Smith and Associates.
17. *Historic Refuse Scatter Assessment* (Technical Appendix L3), prepared by Brian F. Smith and Associates.

E. SP 327 and Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of Riverside County.

This EIR Addendum will be forwarded, along with Final EIR 439, to the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors during a public hearing as to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing before the Riverside County Planning Commission, an additional public hearing will be held before the Riverside County Board of Supervisors to consider the proposed Project and the adequacy of this EIR Addendum. Public comments will be heard and considered at the hearing. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Board of Supervisors will adopt findings relative to the Project's environmental effects.

II. Environmental Assessment Form/ Initial Study Checklist

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42621
Project Case Type (s) and Number(s): SP 327A1, CZ 7807, TR 36643
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: Forestar Toscana, LLC
Applicant's Address: 4950 MacArthur Blvd., Suite 600, Newport Beach, CA 92660

I. PROJECT INFORMATION

A. Project Description:

Actions requested of County of Riverside involve the following (collectively hereafter called "the Project"):

Specific Plan No. 327, Amendment No. 1 (Toscana, SP 327A1) proposes to amend Specific Plan No. 327 (SP 327, Toscana Specific Plan). SP 327 was approved and Final EIR No. 439 (EIR 439, SCH No. 2001121105) was certified by the Riverside County Board of Supervisors on December 19, 2006.

As compared to the adopted SP 327, SP 327A1 maintains the approved maximum of 1,443 residential units and refines the Specific Plan Land Use Plan to: a) reduce the development footprint and preserve additional natural open space; b) reconfigure planning area boundaries; c) refine the range of residential lot sizes and product types to reflect current market conditions; d) convert the commercial retail land uses to park use; and e) expand the community thematic elements. The land use acreage modifications proposed by SP 327A1 are summarized in Table 1, *Summary of Changes: Specific Plan No. 327, Amendment No. 1.*

SP 327A1 maintains the approved maximum of 1,443 residential units, but decreases the residential acreage within the Specific Plan area from 353.3 acres to 300.5 acres; increases natural open space areas from 510.0 acres to 544.3 acres; eliminates 4.4 acres of commercial retail land uses; decreases recreation and paseo acreage from 26.8 acres to 21.4 acres; decreases areas reserved for fuel modification zones from 70.0 acres to 69.9 acres; refines the plan to meet current water quality management standards; and creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks). The land use plan for proposed SP 327A1 is depicted on Figure 1, *Specific Plan No. 327, Amendment No. 1 Land Use Plan*.

Specifically, SP 327A1 provides for the following modifications to Specific Plan No. 327:

- Creates a private, gate-guarded community;
- Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;
- Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Table 1 Summary of Changes: Specific Plan No. 327, Amendment No. 1

Toscana Specific Plan No. 327					Toscana Specific Plan No. 327 Amendment No. 1 (SP 327A1)				
PA	Land Use	Target Units	Acres	Target Density	PA	Land Use	Target Units	Acres	Target Density
1	High Density Residential	230	28.79	8.0	1	Medium-High Density Residential	170	27.4	6.2
2	Medium-High Density Residential	185	26.51	7.0	2	Medium Density Residential	85	20.7	4.1
3	Medium-High Density Residential	77	15.26	5.0	3	Medium Density Residential	106	32.0	3.3
4	Medium Density Residential	78	24.38	3.2	4	Medium Density Residential	135	31.3	4.3
5	Medium Density Residential	79	29.72	2.7	5	Medium Density Residential	106	28.1	3.8
6	Medium Density Residential	121	47.64	2.5	6	Medium Density Residential	93	19.2	4.8
7	Medium-High Density Residential	111	15.88	7.0	7	Medium Density Residential	64	15.4	4.2
8	Medium Density Residential	92	20.05	4.6	8	High Density Residential	210	21.3	9.9
9	Medium-High Density Residential	146	29.33	5.0	9	Medium-High Density Residential	88	16.5	5.3
10	Medium Density Residential	97	28.63	3.4	10	Medium Density Residential	71	16.2	4.4
11	Medium Density Residential	124	54.21	2.3	11	Medium Density Residential	86	19.1	4.5
12	Medium Density Residential	103	32.89	3.1	12	Medium Density Residential	72	17.1	4.2
13	Retail Commercial	--	4.41	--	13	Medium-High Density Residential	80	14.7	5.4
14	Rec. Center & Active Park	--	10.25	--	14	Medium Density Residential	77	21.5	3.6
15	Pocket Parks	--	3.97	--	15	Open Space-Recreation	--	5.6	--
16	Paseo System	--	8.08	--	16	Open Space-Recreation	--	5.0	--
17	Open Space	--	153.60	--	17	Open Space-Recreation	--	5.3	--
18	Open Space	--	59.30	--	18	Open Space-Recreation	--	2.8	--
19	Open Space	--	37.38	--	19	Open Space-Recreation	--	1.1	--
20	Open Space	--	15.69	--	20	Open Space-Recreation	--	0.4	--
21	Open Space	--	244.03	--	21	Open Space-Recreation	--	0.3	--
22	Fuel Mod Zone	--	70.00	--	22	Open Space-Recreation	--	0.2	--
--	--	--	--	--	23	Open Space-Recreation	--	0.7	--
--	--	--	--	--	24	Public Facilities	--	1.2	--
--	--	--	--	--	25	Open Space-Water (Water Quality Feature)	--	1.2	--
--	--	--	--	--	26	Open Space – Conservation Habitat	--	544.3	--
--	--	--	--	--	27	Open Space – Manufactured Slope/Fuel Modification)	--	69.9	--
--	--	--	--	--	--	Circulation Access/Grading	--	22.7	--
Total – Specific Plan No. 327		1,443	960.0	1.5	Total SP 327A1		1,443	961.2[1]	1.5

[1]Acreage adjusted to reflect a detailed boundary survey.
Source: Toscana Specific Plan Amendment No. 1

- Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decreases the target number of homes in HDR neighborhoods from 230 to 210;
- Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increases and reprograms parkland from 18.7 acres to 21.4 acres;
- Adds 1.2 acres of stormwater water quality features to meet current best management practices;
- Creates a new 1.2-acre planning area comprising public facility land uses (potable and recycled water storage tanks); and
- Refines the internal circulation system to accommodate the modified land use plan.

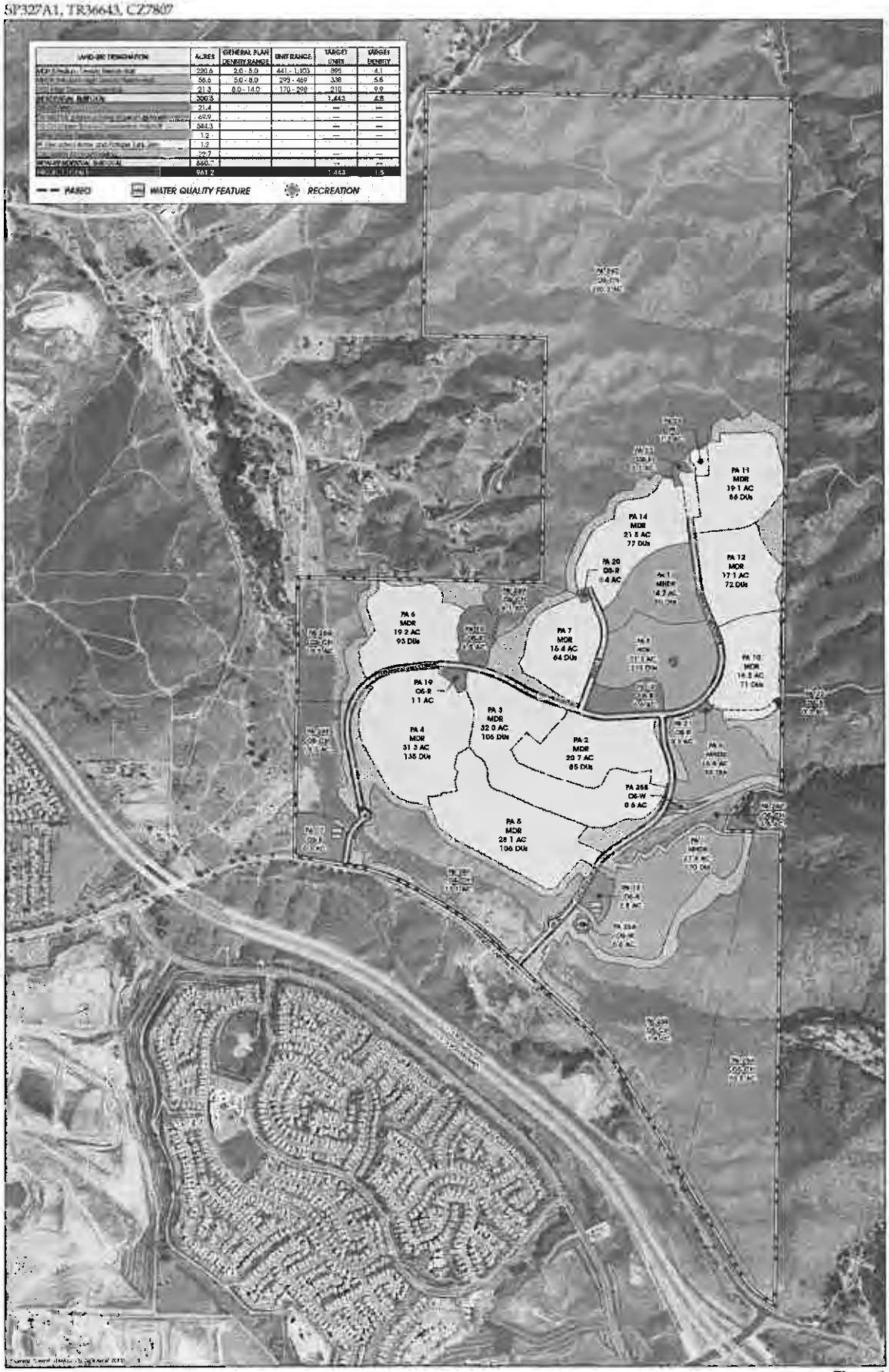


Figure 1

SPECIFIC PLAN NO. 327, AMENDMENT NO. 1 LAND USE PLAN

Change of Zone No. 7807 (CZ 7807) would amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for the subject property and formalize planning area boundaries that reflect the refinements proposed as part of SP 327A1.

Tentative Tract Map No. 36643 (TR 36643) is a Schedule "A" tentative tract map that would subdivide an approximately 331.8-acre portion of the subject property to establish parcels in conformance with the Planning Area boundaries proposed as part of SP 327A1. TR 36643 would create seven (7) residential lots ranging in size from approximately 13.6 acres to 32.2 acres, three (3) park lots, two (2) water quality/detention basin lots, one (1) storm drain outlet lot, thirteen (13) open space lots, and three (3) circulation/access lots (public and private roads). TR 36643 would enable mass grading and the installation of on-site infrastructure improvements, such as water, sewer, and storm drain lines. Grading activities would balance on-site and no import or export would be required. TR 36643 is illustrated on Figure 2, *Tentative Tract Map No. 36643.*

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 961.2 acres (total); 331.8 acres (TR 36643)

Residential Acres: 300.5	**Lots:** --	**Units:** 1,443	**Projected No. of Residents:** 3,737
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A

Other: Parks: 21.9 acres; Open Space (Manufactured Slopes/Fuel Modification): 69.9 acres; Open Space (Conservation Habitat): 544.3 acres; Water Quality Features: 1.2 acres; Public Facility (Potable and Recycled Water Tanks): 1.2 acres; Circulation: 22.7 acres

D. Assessor's Parcel No(s):

283-210-002;
283-240-001, -002, -003, -004, -009, -010;
290-070-024, -026, - 028, -029, -030;
290-080-037, -038;
290-130-020, -081, -082

E. Street References: Generally north of Temescal Canyon Road, south of Spanish Hills Drive, east of Park Canyon Road, and west of Indian Truck Trail. Refer to Figure 3, *Vicinity Map.*

F. Section, Township & Range Description or reference/attach a Legal Description: A portion of Sections 1, 12 and 36, Township 5 South, Range 6 West, San Bernardino Meridian

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site consists of an irregularly shaped collection of contiguous parcels in the Temescal Canyon area of unincorporated Riverside County, California. Except for a caretaker's house and several out-buildings, the property is vacant and undeveloped. The physical condition of the property is characterized by generally rugged terrain incised by natural drainage features. A segment of the Temescal Wash traverses the southern portion of the property adjacent to Temescal Canyon Road. Refer to Figure 4, *Aerial Photograph.*

The area surrounding the Project site is characterized by rural density residential land uses, a resource extraction operation and vacant land planned for commerce center development to the north; vacant land, Interstate 15, residential land uses and commercial retail land uses to the south; commercial land uses and vacant land to the west; and rural density residential land uses and vacant land to the east.

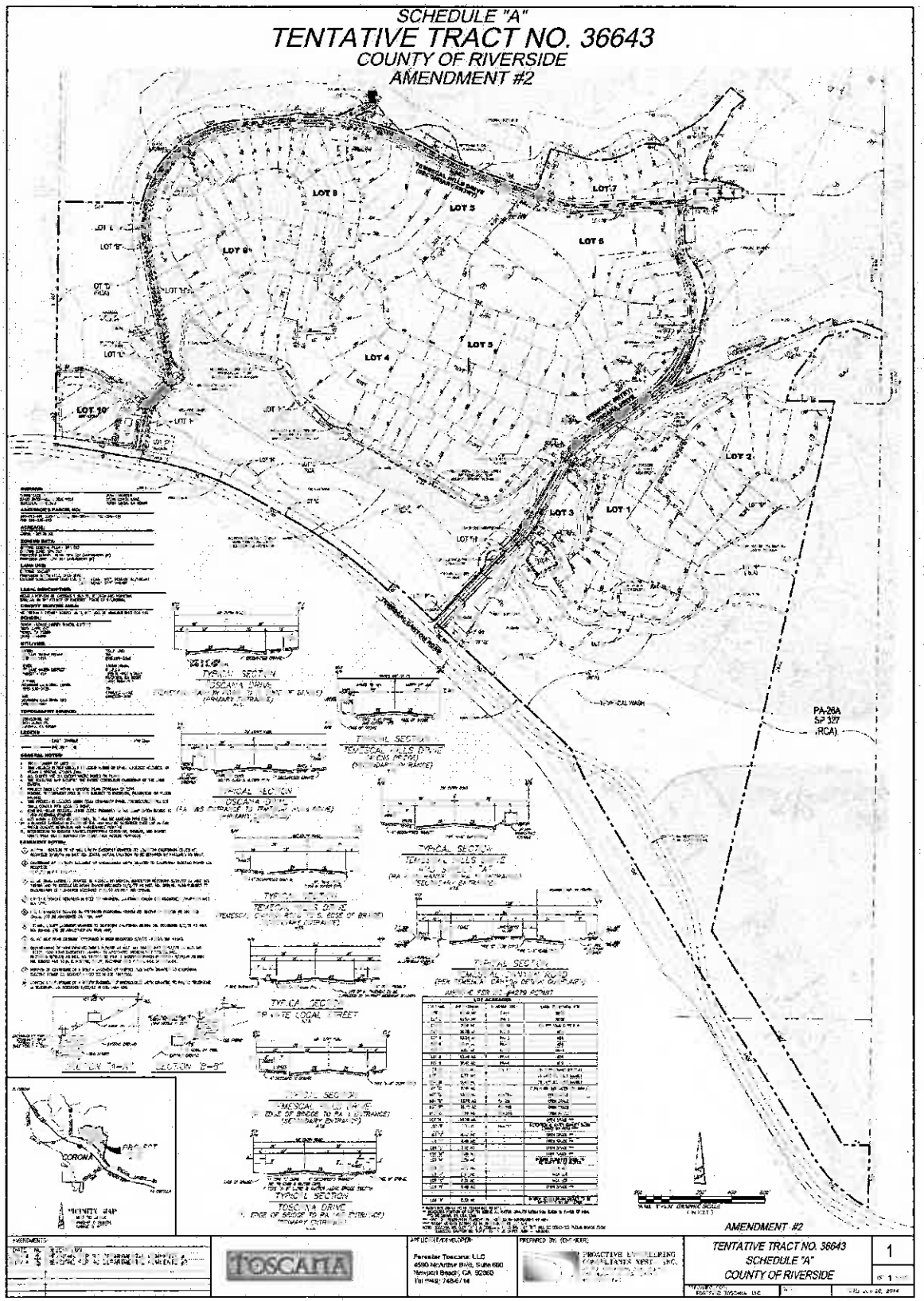


Figure 2
TENTATIVE TRACT MAP NO. 36643

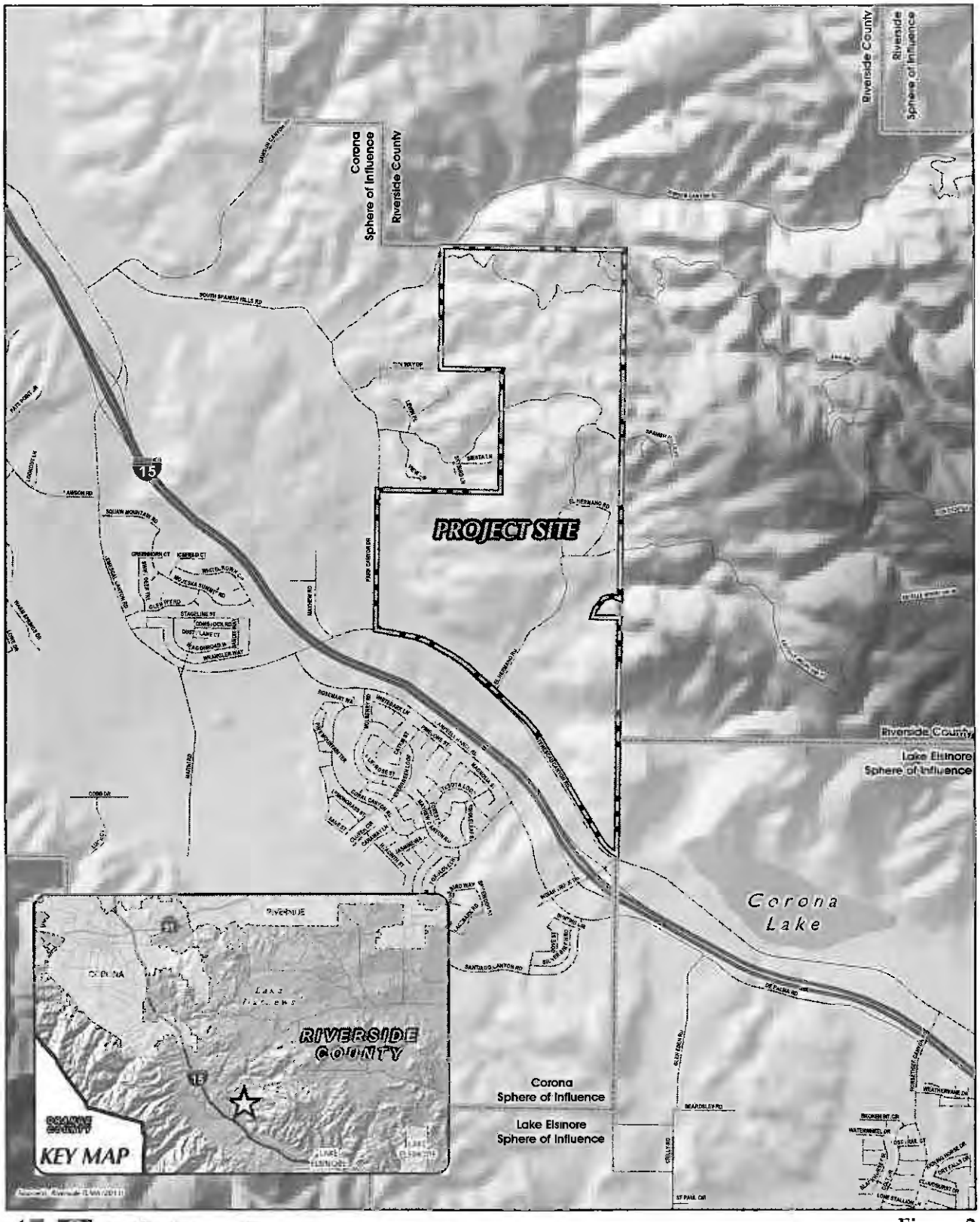


Figure 3
VICINITY MAP

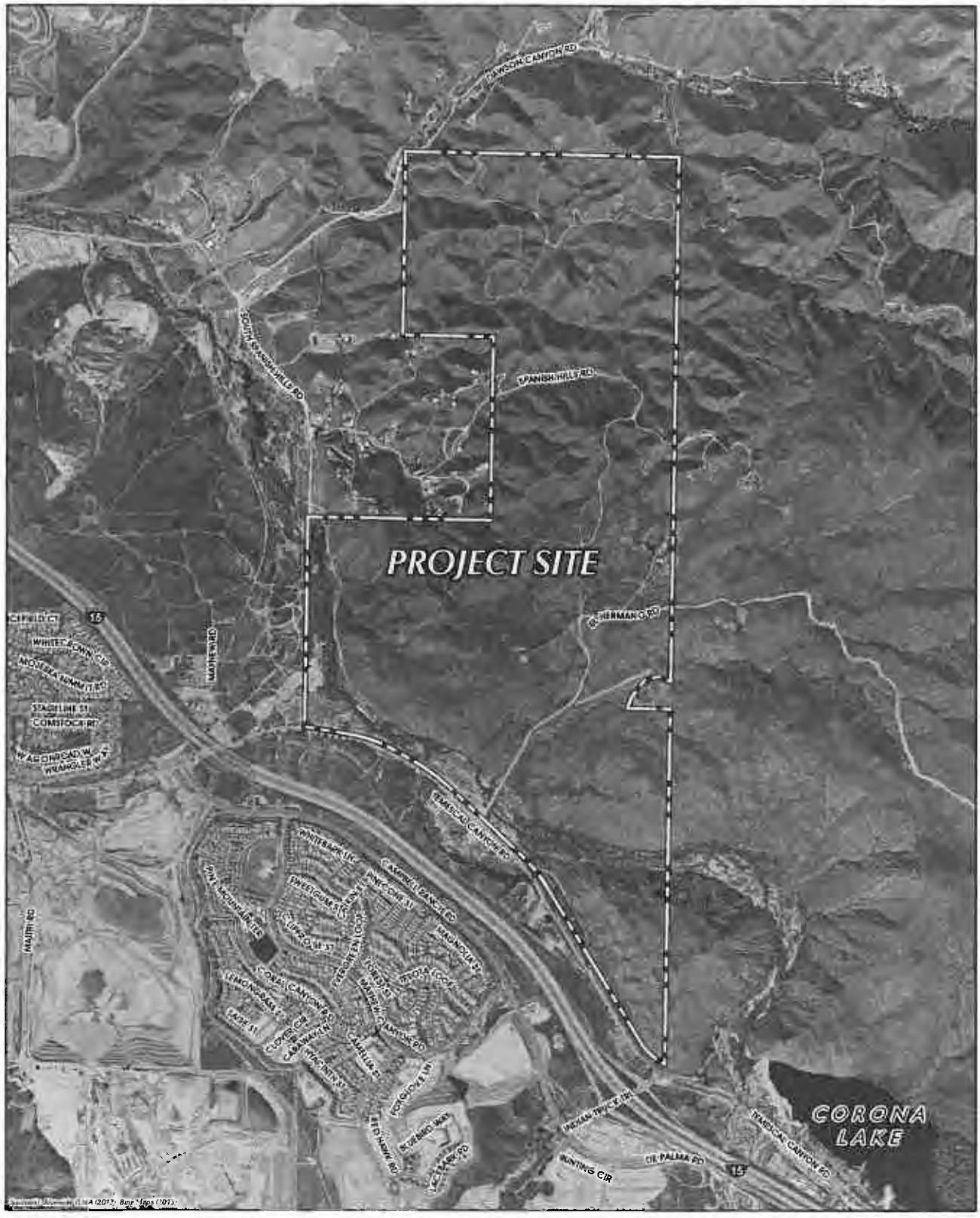


Figure 4
AERIAL PHOTOGRAPHY

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, with approval of SP 327A1, the proposed land uses on the Project site would be consistent with the General Plan Land Use Map. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans.

2. **Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance the applicable circulation policies of the Riverside County General Plan Circulation Element and Temescal Canyon and Elsinore Area Plans, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).

3. **Multipurpose Open Space:** Approximately 56% of the Project site is planned to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area. The Project site does not contain any areas designated by the Riverside County General Plan or the Temescal Canyon and/or Elsinore Area Plans as important farmland, forest land, or mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan and the Temescal Canyon and Elsinore Area Plan.

4. **Safety:** The Project site is located within an area that is subject to seismic ground shaking, but the site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. The Project site contains steep slopes and may be subject to rockfalls during seismic events. The Project site is located in a high fire hazard area. A portion of the Project site is located within a 100-year flood hazard zone, and a portion of the site is located in an area with a high dam inundation risk. Construction as required by the California Building Standards Code (CBSC) would satisfactorily address seismic safety, and minimize the risk of rockfalls. The Project is designed to minimize hazards associated with wildfires, flooding, and dam inundation. In addition, the Project is designed to accommodate the sufficient provision of emergency response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the Temescal Canyon and Elsinore Area Plans.

5. **Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element.

6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses. The same number of residential homes is proposed by the Project as previously approved by SP 327 in 2006. Thus, the land uses proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.

7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element.

B. **General Plan Area Plan(s)/Neighborhood Plan(s):** Temescal Canyon, Elsinore

C. **Foundation Component(s):** Community Development

D. **Existing Land Use Designation(s):** MDR, MHDR, HDR, VHDR, CR, OS-R, OS-CH as reflected on the Land Use Plan for SP 327.

E. **Proposed Land Use Designation(s), if any:** MDR, MHDR, HDR, OS-R, OS-MS/FMZ, OS-CH, OS-W, PF as reflected on the Land Use Plan for proposed SP 327A1.

F. **Overlay(s), if any:** None

G. **Policy Area(s), if any:** East Temescal Hillside Policy Area, Temescal Wash Policy Area

H. **Adjacent and Surrounding Area Plan(s)/Neighborhood(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s)/Neighborhood(s):** Temescal Canyon & Lake Mathews/Woodcrest to the North; Temescal Canyon & Elsinore to the south; Temescal Canyon to the west; Lake Mathews/Woodcrest & Elsinore to the east
2. **Foundation Component(s):** Community Development & Open Space to the North; Community Development to the South; Community Development, Rural & Open Space to the west; Open Space to the east
3. **Land Use Designation(s):** Public Facility & Open Space-Rural to the North; Light Industrial to the South; Light Industrial, Rural Mountainous, Rural Residential, Open Space-Water & Open Space-Conservation to the West; Open Space-Rural, Open Space-Conservation, Open Space-Conservation Habitat & Open Space-Water to the East
4. **Overlay(s):** None
5. **Policy Area(s):** El Sobrante Landfill Policy Area to the Northwest, Serrano Policy Area to the West, Warm Springs Policy Area to the East

I. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 327 (Toscana)
2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the entire area of Specific Plan No. 327

J. **Existing Zoning:** Specific Plan (SP)

K. **Proposed Zoning, if any:** Same as existing

L. **Adjacent and Surrounding Zoning:** Residential Agriculture (R-A-10) to the North; Manufacturing Medium (M-M) to the South; Specific Plan (SP 353, Serrano Commerce Center), Residential Agriculture (R-A-5), Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the West; Residential Agriculture (R-A-10), Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the East

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	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

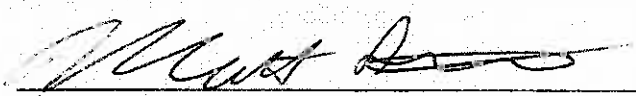
IV. DETERMINATION

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.



Signature

8/4/14

Date

Matt Straite

Printed Name

For Juan C. Perez, Acting 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 new or more severe significant impacts upon the environment that were not previously disclosed in Final EIR No. 439 (EIR 439) that would result from construction and implementation of the Project as amended. 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 new or more severe significant environmental impacts that were not previously disclosed in EIR 439 associated with the implementation of the proposed Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 439
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?	☐	☐	☐	☒

Source: EIR 439, Section VI.L "Aesthetic Resources;" Temescal Canyon Area Plan Figure 9, "Scenic Highways;" Elsinore Area Plan Figure 9, "Scenic Highways;" California Scenic Highway Program (Caltrans); Google Earth (accessed October 9, 2013); Project Application Materials

Findings of Fact:

a) The Project site is located approximately 0.2-mile north of Interstate 15 (I-15), which is designated as a State Eligible Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan. Potential aesthetic impacts to scenic highways were previously evaluated in EIR 439, Section VI.L "Aesthetic Resources," which found that impacts would be less than significant because development planned by SP 327 would be clustered in the central portion of the Project site and surrounded by extensive open space areas, thereby reducing the perceived scope and scale of the planned development as viewed from I-15. EIR 439 further concluded that aesthetic impacts to the I-15 corridor would be less than significant because of the presence of suburban, industrial, and mining development that exist in the corridor and the fact that landscaping would be provided throughout the Project site, including along manufactured slope areas, to soften the appearance of planned development from I-15. The proposed Project would have a similar aesthetic character to approved SP 327. Further, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in SP 327A1 would ensure that the Project site is developed in a manner that is visually attractive and would not adversely affect public views within the I-15 corridor. Accordingly, implementation of the Project would not result in any new or more severe impacts upon a scenic highway corridor than was previously disclosed in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

b) Impacts to scenic resources resulting from buildout of SP 327 were previously evaluated in EIR 439, EIR 439, Section VI.L "Aesthetic Resources," which found that impacts would be less than significant because development planned by SP 327 would be clustered in the central portion of the Project site and would also provide extensive landscaped areas. These design features would buffer planned development from off-site public viewing areas and reduce the perceived scope and scale of development. The Project would have a similar aesthetic character to approved SP 327 and would incorporate Architecture and Landscape Development Standards and Design Guidelines to ensure that proposed development is visually attractive and not offensive. Proposed grading activities, as described in SP 327A1, would not substantially damage scenic resources and proposed manufactured slopes would be planted with vegetation to provide a natural appearance. Further, the proposed Project would permanently disturb approximately 32 less acres of land (including required fuel modification) than previously approved by SP 327, thereby preserving more of the property as natural open space. The additional approximately 32 acres of preserved open space would conserve more of the Project site's natural characteristics in the northern portion of the site, including steep slopes. Because the Project would be developed with a similar aesthetic character as the approved SP 327 and would preserve approximately 32 more acres of the Project site in its natural condition, implementation of the Project would not result in any new or more severe impacts to scenic resources than was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source: EIR 439, Section VI.L "Aesthetic Resources;" Ord. No. 655 (Regulating Light Pollution); Temescal Canyon Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy;" Elsinore Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy"

Findings of Fact:

a) A portion of the Project site is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area (County Ordinance No. 655). (Note: EIR 439 erroneously stated that the entire Project site was located more than 45 miles from the Mt. Palomar Observatory and, therefore, was not subject to the nighttime lighting restrictions established by Ordinance No. 655.) All development on the Project site within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area would be regulated by Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. Portions of the Project site located outside of Zone B would not be subject to the requirements of Ordinance No. 655. In addition, proposed SP 327A1 incorporates design standards that encourage outdoor lighting fixtures on the Project site to be focused downward and shielded as feasible to minimize contributions to sky glow (refer to SP 327A1, Section IV.C.3, *Lighting*). Mandatory compliance with Ordinance No. 655 (as it applies to a portion of the Project site) and implementation of the proposed design measures addressing outdoor lighting fixtures would ensure that the proposed Project would not contribute

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

substantial amounts of light pollution (i.e., sky glow) which could interfere with nighttime use of the Mt. Palomar Observatory. Impacts would be less-than-significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?	☐	☐	☐	☒

Source: EIR 439, Section VI.L "Aesthetic Resources;" Project Application Materials

Findings of Fact:

a & b) The Project site is mostly vacant under existing conditions and is adjacent to rural residential properties on the north. Although the proposed Project would introduce new sources of artificial light on the Project site, the lighting would be no more intense than would have occurred under approved SP 327 and would not create unacceptable sources of light or more intense lighting levels than previously evaluated by EIR 439. Furthermore, artificial lighting standards are included in proposed SP 327A1 that encourage artificial lighting elements to be focused downward and shielded as feasible to minimize light pollution (i.e., light spill). These standards would ensure that the artificial lighting installed on the Project site is compatible with the low-light, rural setting of the surrounding area, would prevent substantial light or glare from falling on public streets or property adjoining the Project site, and would prevent "spillover" effects from the Project site that could interfere with day or nighttime views in the area. Implementation of the Project would not result in any new or more severe impacts to lighting than was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

AGRICULTURE & FOREST RESOURCES Would the project				
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 within a Riverside County Agricultural	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
Preserve?				
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?	☐	☐	☐	☒

Source: EIR 439, Section VI. I "Agricultural Resources;" County General Plan Figure OS-2 "Agricultural Resources;" Riverside County Land Information System (RCLIS); Farmland Mapping and Monitoring Program; Google Earth (accessed October 9, 2013); Project Application Materials.

Findings of Fact:

a) According to EIR 439, Section VI.I "Agricultural Resources," and as confirmed by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map for western Riverside County, the Project site does not include any land designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). As such, no impact to important farmlands would occur with development of the Project site either as approved by SP 327 or as proposed by the Project. This conclusion is consistent with the information disclosed in EIR 439.

b & c) As disclosed in EIR 439, Section VI.I "Agricultural Resources," the Project site is not zoned for agricultural use and is not under active agricultural production. These circumstances have not changed since EIR 439 was certified in 2006. Also as disclosed in EIR 439, the Project site is not subject to a Williamson Act contract, nor is the site located within a Riverside County Agricultural Preserve. As such, no direct impact to agricultural zoning, agricultural use, or Williamson Act contract status would occur with development of the property either as approved by SP 327 or as proposed by the Project.

The Project site is located within 300-feet of agriculturally zoned properties; lands to the north of the Project site are zoned "Residential Agriculture (R-A-5)," while lands to the north and east are zoned "Residential Agriculture (R-A-10)." Accordingly, implementation of the Project would place non-agricultural land uses within 300 feet of agriculturally zoned property. There are no properties in the vicinity of the Project site subject to a Williamson Act contract or Riverside County Agricultural Preserve. As documented in EIR 439 and as a mandatory requirement of the Riverside County's Code of Ordinances, the County would condition the proposed Project to comply with the Riverside County Ordinance No. 625 ("Right to Farm Ordinance"), which requires future homeowners on the Project site to be notified that existing agricultural operations may operate in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being placed in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of residential land uses on the Project site, either as approved by SP 327 or as proposed by the Project, would not conflict with off-site agricultural lands.

d) "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance." As described above in the response to Item 4(a), implementation of the Project would not result in the conversion of Farmland to non-agricultural use. Accordingly, and as concluded by EIR 439, development on the subject property would result in less than significant impacts associated with farmland conversion.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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 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: EIR 439, Section VI.J "Biological Resources;" Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas;" Project Application Materials

Findings of Fact:

a, b & c) The Project site does not contain any forest land, is not zoned for forest resources, nor is it identified as containing forest resources by the Riverside County General Plan. There are no components of either approved SP 327 of the proposed Project that could result in the conversion of forest resources to non-forest use, either directly or indirectly. No impact would occur. Although the specific topic of "Forest" was not evaluated in EIR 439, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development of the Project would have no adverse effects on forests.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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 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	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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?	☐	☐	☐	☒

Source: EIR 439, Section VI.E, "Air Quality;" Technical Appendix E to EIR 439 "Air Quality Impact Analysis" (Urban Crossroads, 2004); SCAQMD Air Quality Management Plan; 1997 SCAQMD Air Quality Management Plan; SCAQMD CEQA Air Quality Handbook; SCAQMD Rule 1113; Trip Generation Analysis (Urban Crossroads, 2013); California Green Building Standards Code; Google Earth (accessed October 9, 2013); California Air Pollution Control Officers' Association (CAPCOA) "California's Progress Toward Clean Air" (CAPCOA, April 2013)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB. The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When the CEQA Notice of Preparation (NOP) for EIR 439 was advertised for public review (thereby establishing the environmental baseline for EIR 439), the SCAQMD's 1997 AQMP was applicable. Since that time, the SCAQMD adopted three (3) updates to the AQMP, including the 2012 AQMP on December 7, 2012, which is in effect at this time and is the applicable AQMP for consistency evaluation. The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than disclosed in EIR 439, consistency with both the 1997 AQMP, which was applicable at the time EIR 439 was written, and the 2012 AQMP are discussed below.

Regarding the 1997 SCAQMD AQMP, EIR 439 concluded that because approved SP 327 was consistent with the regional growth projections documented by Riverside County and SCAG, the approved project was consistent with the AQMP. This rationale was applied because the 1997 SCAQMD AQMP used the County's General Plan and SCAG's Regional Comprehensive Plan (RCP) as the basis for its growth assumptions. Applying this same rationale, the proposed Project would not create a new or more severe impact associated with 1997 SCAQMD AQMP compliance because the land use modifications proposed by SP 327A1 would reduce the approved development intensity on

the Project site, primarily from elimination of the planned commercial retail site. The land use modifications proposed by the Project include reducing the development footprint of approved SP 327 by approximately 32 acres, eliminating a commercial retail shopping center, increasing the amount of parkland and open space, and adding public facility (water storage tanks) and stormwater quality improvements. The number of proposed residential dwelling units would remain unchanged from approved SP 327 (i.e., 1,443 units). Therefore, the land use changes proposed by the Project would not result in any new conflict with the regional growth projections contained within the 1997 SCAQMD AQMP, because no additional development intensity is proposed.

Under existing conditions, the 2012 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP is based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively.

The proposed Project's consistency with the 2012 AQMP is discussed below. Criteria for determining consistency with the 2007 AQMP and the 2012 AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993).

- ❒ ***Consistency Criterion No. 1****: The proposed 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 the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

  According to the SCAQMD's CEQA Air Quality Handbook, the proposed Project would be consistent with the 2012 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.

  The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). EIR 439 included an analysis of impacts to air quality and found that short-term construction and long-term mobile source emissions associated with SP 327 would result in direct and cumulative impacts to regional air quality and that operational impacts would remain significant and unavoidable even following the incorporation of identified mitigation measures. The proposed Project would have a slightly smaller grading footprint and similar earthwork quantities as the approved SP 327. The construction operation also would have the same or similar characteristics as analyzed by EIR 439. Therefore, the Project's daily construction-related air emissions would be the same or similar to the construction-related air quality impacts disclosed in EIR 439. A trip generation analysis conducted by Urban Crossroads in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual (2012, 9th Edition) concluded that the proposed Project would generate 3,434 fewer vehicle trip ends per day under long-term operational conditions than approved SP 327. As such, long-term operational mobile source emissions would be substantially reduced under the proposed Project as compared to what was disclosed in EIR 439. Accordingly, implementation of the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 439. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

☐ ***Consistency Criterion No. 2****: The proposed project will not exceed the assumptions in the AQMP or increments based on the years of project build-out phase.*

Assumptions used in the 2012 AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use and may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. The Project proposes a Specific Plan Amendment and a Change of Zone to modify the land uses on the Project site from those planned by approved SP 327, including the elimination of a 4.4-acre commercial retail center and the creation of additional park land and open space on-site. As described under Consistency Criterion No. 1, these land use modifications would not increase short-term construction emissions above the levels disclosed in EIR 439 and would substantially reduce long-term mobile source emissions below the levels disclosed in EIR 439, which concluded that SP 327 was consistent with the AQMP. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

For the reasons stated above, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP, or exceed the growth assumptions in the AQMP. Accordingly implementation of the proposed Project would not conflict with or obstruct implementation of the AQMP to a greater degree than the approved project, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

b & c) EIR 439 concluded that impacts to regional air quality resulting from short-term construction and long-term operation of approved SP 327 would be significant on both a direct and cumulative basis. EIR 439 further concluded that long-term direct and cumulative air quality impacts would be significant and unavoidable even after the incorporation of specified mitigation measures. Mitigation measures identified in EIR 439 would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. As indicated above under the response to Issue 6(a), the proposed Project would result in a substantial net reduction of average daily traffic trips compared to approved SP 327, resulting in a concomitant reduction of estimated long-term mobile source air pollutant emissions. The Project's short-term construction emissions would be similar to approved SP 327. The proposed Project also would be required to comply with the most recent version of the California Green Building Standards Code (California Code of Regulations Title 24; CALGeeen) in effect at the time of Project implementation. CALGreen requires more energy-efficient construction practices than evaluated by EIR 439. CALGreen also requires lower water usage, lower fossil fuel usage, and landfill waste diversion than the regulations that were in place when EIR 439 was certified in 2006, which directly and indirectly reduce adverse air emissions during building construction and operation.

Moreover, across the State of California and as documented by several agencies and organizations, air emissions trends and forecasts are trending downward, showing an overall improvement in air quality. The California Air Resources Board's (ARB's) most recent *Almanac of Emissions and Air Quality* (2009, Chapter 3) shows substantial improvements in air quality. The California Air Pollution Control Officers' Association (CAPCOA) publication *California's Progress Toward Clean Air* (CAPCOA, April 2013) documents that from 1980 to 2010, smog-forming pollutants were cut by 55

percent even though the state's population increased by 65 percent and daily miles driven by all vehicles increased by 137 percent (CAPCOA, April 2013, Figures 1 & 2). CAPOCA also reported that air quality has shown a long-term trend of improvement in the South Coast Air Basin, demonstrated by a steady decline in peak ozone concentrations (CAPCOA, April 2013, pp. 19-20). Continued improvement in air quality is expected to occur in coming years through the continued implementation of SCAQMD regulations and enforcement of the State's low carbon fuel (Pavley) and low sulfur diesel fuel programs.

Accordingly, the proposed Project would result in a reduced severity of long-term direct and cumulative air quality impacts previously identified in EIR 439 and would not create any additional air quality violations. The conclusion reached by EIR 439 remains accurate. Even though the Project would result in less severe air quality emissions than previously reported by EIR 439, direct and cumulative air quality impacts would remain significant and unavoidable as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439.

d) The proposed Project consists of a master-planned residential community. Neither the previously approved project nor the proposed Project includes uses that have the potential to generate substantial amounts of point source emissions. Further, EIR 439 imposed mitigation measures, which would apply to the proposed Project, to reduce air pollutant emissions during short-term construction activities and long-term operation. Accordingly, and consistent with the information disclosed in EIR 439, the proposed Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions because no uses proposed on the Project site are point sources of air pollution. Impacts would be less than significant.

e) EIR 439 did not disclose the existence of any sources of substantial point source emissions within one (1) mile of the Project site. No such emission sources have been established within one (1) mile of the Project site since EIR 439 was certified. Therefore, implementation of the Project would not result in the construction of a sensitive receptor within one (1) mile of an emitter of substantial point source air pollution, which is consistent with the conclusion of EIR 439.

f) The Project proposes to develop the subject property with residential land uses, parks, roads, public facility uses (potable and recycled water tanks), and water quality/detention facilities. The Project would also construct improvements to Temescal Canyon Road along the Project site frontage, as well as off-site water and sewer infrastructure improvements beneath existing Temescal Canyon Road. These land uses are not typically associated with the generation of objectionable odors and consistent with the information provided in EIR 439, there would be no long-term odor impacts. Although odor emissions could occur from construction equipment exhaust, application of asphalt, and the application of architectural coatings, such odors would be no greater than assumed by EIR 439, would not be substantially objectionable, would not affect a substantial number of people, and would be short-term and intermittent in nature ceasing upon completion of construction. As such, short-term odor impacts associated with Project construction would be less than significant and consistent with the information disclosed in EIR 439. Although no mitigation measures are required, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odors associated with Project construction activities.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measure AQ-12 will be revised to reflect modifications to the SP 327 design as proposed by the Project. All measures identified in EIR 439 to minimize air quality impacts, including AQ- -12, as revised below, continue to apply to the proposed Project.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, and sidewalks and/or pedestrian paths to encourage non-vehicular transportation.

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 439.

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?	☐	☐	☐	☒
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: EIR 439, Section VI.J, "Biological Resources;" EIR 439 Appendices G-1 through G-22; MSHCP Consistency Analysis (Helix Environmental Planning, 2014); Biological Resources Assessment (Helix Environmental Planning, 2014), Oak Tree Management Plan (Helix Environmental Planning, 2014), Western Riverside County MSHCP

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the regional habitat conservation plan (HCP) that applies to all properties in Western Riverside County, including the proposed Project site. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. To ensure consistency to the (then-pending) MSHCP during the planning of SP 327, the property was the subject of a Memorandum of Understanding (MOU) executed between the County and SP 327 property owner, which was signed on June 10, 2003. The MOU cites commitments of the land owner and the County and includes a map showing 510.0 acres of open space conservation on the Project site. To date, approximately 70 acres of the Project site have been dedicated to the Western Riverside County RCA. The MOU is appended to certified EIR 439 as Technical Appendix G-10. Section 3.3.1 of the MSHCP specifically provides that approved SP 327 is consistent with the MSHCP criteria and its guidelines so long as development is consistent with the MOU. Approved Joint Project Review (JPR) 06 03 27 01 for SP 327 concludes that:

> *"The project consists of mixed use community consisting of residential, retail and open space. There are 510 acres of land that will be designated as MSHCP Conservation Area. The configuration and size of the proposed conservation area is consistent with the June 10, 2003 Memorandum of Understanding (MOU) that was executed between the County of Riverside and Sunny Sage LLC (Applicant). It should be noted that the 580 acres of conservation identified in the MOU would consist of 70 acres of fuel modification zone; therefore, the total acreage dedicated to MSHCP Conservations is 510 acres. The MOU specifically states that 70 acres of the total 580 acres of open space would be used for fuel modification (shown on Exhibit A of MOU). This MOU was prepared prior to the adoption of the Final MSHCP EIR and adequately fulfilled the Reserve Assembly goals and objectives within Proposed Extension of Existing Core 2. This project is one of the nine projects identified in Section 3.3.1 of the MSHCP as having received Criteria review consistency prior to MSHCP adoption (referenced as SP 327). Therefore, the project was determined to be consistent with Reserve Assembly objectives of the MSHCP as documented in the MOU."*

To evaluate the changes proposed to SP 327 by SP 327A1 and determine their consistency with the approved MOU, an MSHCP Consistency Report was prepared by Helix Environmental Planning (refer to Appendix A2 to this EIR Addendum), which was reviewed and approved by the County Environmental Programs Department and the Western Riverside County RCA. The report evaluates existing site conditions and documents impacts to biological resources that would be caused by the SP 327A1 in comparison to impacts that would have occurred from implementation of SP 327 as described in certified EIR 439. In comparison, the proposed SP 327A1 would reduce the overall permanent disturbance area of the property by approximately 32 acres and reduce edge effects by preserving additional open space in the northern portion of the property while adding development area in the southern portion of the property. Further, the land owner would dedicate 544.3 acres of the Project site to the Western Riverside County RCA for permanent conservation. The dedication of land to the Western Riverside County RCA would occur in three (3) installments in conjunction with phased development of the Project site. The proposed Project would result in a lesser extent of overall biological impact than would have occurred from implementation of SP 327. The 510.0 acres of open space conservation required by the MOU would thus be met, and exceeded by the proposed Project.

In addition to open space conservation, the proposed Project must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures."

Compliance with MSHCP Section 6.1.2

Specifically related to MSHCP Section 6.1.2 (Riparian/ Riverine and Vernal Pool Assessment), assessments conducted in 2013 by Helix identified a total of 74.26 acres of Riparian/Riverine habitats on the property. These habitats are comprised of 46.58 acres southern riparian forest, 5.46 acres riparian woodland, 1.02 acres southern willow scrub, 3.28 acre riparian scrub, 2.84 acre mule fat scrub, 0.59 acre coast live oak woodland, 0.57 acre freshwater marsh, 0.76 acre of alkali meadow, 2.58 acre herbaceous wetland, 0.02 acre disturbed wetland, 1.67 acres of alluvial fan scrub (including disturbed), 0.74 acre tamarisk scrub, 0.42 acre seasonal pond, 7.41 acres streambed, and 0.32 acre disturbed habitat. There are 0.9-acre of coast live oak woodland on the property, but only 0.59 acre are considered Riparian/Riverine habitat because the other 0.31 acre of oak woodland is not associated with a streambed.

Twenty-three (23) plant species are identified in the MSHCP as potentially occurring in Riparian/Riverine and Vernal Pool habitats. One of the 23 species, Coulter's matilija poppy is the only species present on the property. The rare plant surveys conducted in 2001 and 2003 to support EIR 439 observed 1,652 individual Coulter's Matilija poppy in scattered locations throughout the property (Principe 2001). The survey conducted by Helix in 2013 for SP 327A1 reported 1,063 individuals including a few locations not mapped on the 2001 survey. The other 22 plant species associated with Riparian/Riverine and Vernal Pool areas were confirmed by Helix to be absent from the site. No vernal pools or ephemeral basins occur on-site and none of the sensitive fairy shrimp species is expected to occur. No sensitive wildlife species associated with Riparian/Riverine areas occur on the property with the exception of the least Bell's vireo (LBV), which was identified on the property along Temescal Wash.

Section 6.2.1 of the MSHCP states:

> *"If an avoidance alternative is not Feasible, a practicable alternative that minimizes direct and indirect effects to Riparian/Riverine areas and vernal pools and associated functions and values to the greatest extent possible shall be selected."*

A Determination of Biologically Equivalent or Superior Preservation (DBESP) was prepared and approved for SP 327 and approved JPR 06 03 27 01 concluded that SP 327 was in compliance with MSHCP Section 6.1.2. The goal of the DBESP process is to determine if a project has in fact provided for a project alternative that results in biologically equivalent or superior preservation. Proposed SP 327A1 proposes impacts to Riparian/Riverine areas that are similar to those approved for SP 327. The proposed impact footprint is smaller and in a slightly different configuration, and even if the footprint were exactly the same, there would still be minor variations based on the fact that the updated mapping conducted by Helix in 2013 occurred in the Temescal Wash, which is a highly dynamic alluvial system.

The impacts to Temescal Wash associated with approved SP 327 and proposed SP 327A1 result from the Riverside County Fire Department and Transportation and Land Management Agency requirements to have two (2) access roads to the Toscana development. Both SP 327 and SP 327A1 are required to have these access elements, so the impacts to riparian habitat resulting from establishing the access roads are the same for both. An additional County requirement to reconfigure the channel immediately downstream of one of the access roads (Toscana Drive) and install four (4) buried grade stabilizers to aid in controlling ongoing down-cutting of the streambed within Temescal Wash is included in SP327A1. Without these additions to the Project, the current head-cutting along Temescal Wash would eventually eliminate the alluvial fan scrub habitat between the two (2) crossings, with or without the proposed Project. The buried grade stabilizers would also have been required of SP 327 to protect the alluvial fan scrub habitat.

The EIR 439 reported permanent Riparian/Riverine impacts totaling 7.83 acres and temporary impacts totaling 0.68 acres. Proposed SP 327A1 would result in permanent impacts to 7.00 acres of Riparian/Riverine habitats and 3.14 acres of temporary impacts (refer to Table 2, *Riparian/Riverine Resources and Impacts*).

Table 2 Riparian/Riverine Resources and Impacts

HABITAT	EXISTING ACRES	PERMANENT IMPACTS	TEMPORARY IMPACTS
Southern Riparian Forest	46.59	0.65	1.68
Riparian Woodland	5.53	1.27	0.15
Southern Willow Scrub	1.01	0.60	0.08
Riparian Scrub	3.28	0.13	0.00
Mule Fat Scrub	2.84	0.66	0.50
Coast Live Oak Woodland	0.62	0.05	<0.01
Freshwater Marsh	0.57	0.14	0.00
Alkali Meadow	0.76	0.00	0.00
Herbaceous Wetland	2.58	0.40	0.42
Disturbed Wetland	0.02	0.02	0.00
Alluvial Fan Scrub	1.27	0.34	0.17
Alluvial Fan Scrub – Disturbed	0.42	0.00	0.00
Tamarisk Scrub	0.74	0.74	0.00
Seasonal Pond	0.42	0.14	0.00
Streambed	7.41	1.86	0.14
Disturbed Habitat	0.32	0.00	0.00
TOTAL	**74.38**	**7.00**	**3.14**

Source: Helix, 2014

The permanent impacts are less than that of the approved SP 327. The additional temporary impacts associated with SP 327A1 are due to the engineering requirements related to construction of the road crossings over Temescal Wash and environmentally engineered channel improvements needed to stabilize Temescal Wash. The construction of approved SP 327 would have been subject to the same engineering design constraints and increased temporary impacts if SP 327 were to be constructed as approved. The overall impact footprint for SP 327A1 is smaller by approximately 32 acres and as such avoids impact to ephemeral drainages elsewhere on the property that would have occurred by the development of SP 327.

The permanent and temporary impacts to Riparian/Riverine habitats proposed for SP 327A1 are equivalent to those approved for SP 327 and therefore consistent with the MSHCP.

The impacts to Riparian/Riverine habitats from SP 327 were determined by the County, Western Riverside County RCA, USFWS and CDFW to be consistent with the MSHCP, and because SP 327A1 proposes equivalent impacts, SP 327A1 therefore is also consistent with the MSHCP. A large majority of the existing Riparian/Riverine habitat on the property is avoided by SP 327A1, including some of the highest quality habitat within the reach of Temescal Wash that crosses the site. Approximately 64.24 acres of the 74.38 acres, or approximately 86 percent, are avoided by SP 327A1, and further avoidance is not warranted or feasible given the Riverside County Fire Department and Transportation and Land Management Agency requirements and engineering demands for the Project. Minimization measures for the proposed Project include the use of standard Best Management Practices (BMPs) to minimize the impacts during construction.

Compliance with MSHCP Section 6.1.3

The Project site is located within an area designated as a NEPSSA area 1 plant species survey area. Surveys were conducted to support EIR 439 and more recently by Helix in 2013, which indicate that one (1) species, many-stemmed dudleya, is present on the property. The MSHCP requires that 90 percent of a population with long-term conservation value be avoided. Based on the 2013 survey results, proposed SP 327A1 would impact 156 individual many-stemmed dudleya, while avoiding 1,954 individuals (93 percent) of the current population. SP 327A1 also avoids one (1) large and three (3) small populations observed in 2003, but not observed in 2013. If these areas mapped in 2003 were to be included in the conservation numbers, the overall conservation percentage for SP 327A1 would be even higher. The avoidance of 93 percent of the NEPSSA plant species complies with the conservation objectives of MSHCP Section 6.1.3.

Approved SP 327 would have resulted in impacts to the same number of individual many-stemmed dudleya as SP 327A1, although SP 327 isolated a large population within open space associated with Planning Area (PA) 20 of the original Specific Plan. PA 20 was approximately 15.7 acres in size and separated from the MSHCP Conservation Area to the north by proposed development of PA 12 of SP 327. Elimination of the former PA 12 by SP 327A1 connects this population with the Conservation Area to the north and also eliminates potential edge effect on another large population located along the northeast edge of the fuel modification zone for former PA 12 of SP 327. This is a beneficial effect of SP 327A1 as compared to SP 327.

SP 327A1 is consistent with the MSHCP Section 6.1.3 (more than 90 percent avoidance) and results in greater long-term conservation value because of improved overall reserve design for many-stemmed dudleya compared to the approved SP 327.

Compliance with MSHCP Section 6.1.4

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area.

Drainage: As with the approved SP 327, SP 327A1 will incorporate measures, including those required through the National Pollutant Discharge Elimination System

(NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area (Temescal Wash) is not altered in an adverse way when compared with existing conditions. In particular, measures would be put in place to avoid discharge of untreated surface runoff from SP 327A1 into the MSHCP Conservation Area. Stormwater systems would be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area (Temescal Wash). This will be accomplished by using one or more of the following methods: detention/retention basins, grass swales or mechanical trapping devices. Regular maintenance would occur to ensure effective operations of runoff control systems. Specifically, stormwater flows originating from developed portions of the site will be captured via a system of storm drains installed beneath on-site roadways. First flush storm water flows (e.g., all flows except during very large storm events) originating from developed areas will be routed to water quality treatment facilities distributed throughout the site for water quality treatment. From the water quality treatment facilities, storm water flows are designed to either infiltrate into the ground or be discharged in close proximity to historic flow locations within open space areas. Runoff in excess of first flush flows would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within the open space areas. Water quality treatment of runoff flows from very large storm events (in excess of first flush flows) would not be necessary because first flush flows capture the majority of water-borne pollutants, including silt and sediment. The Water Quality Management (WQMP) associated with SP 327A1 details the best management practices (BMPs) that will be employed to treat urban runoff. Over 90% of the drainage system's design volume will use infiltration methodologies consistent with Low Impact Development (LID) as the highest priority BMP. Infiltration, considered "highest and best use," is the environmentally preferred approach to address urban pollutants.

Toxics: Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts, such as oil from roads and cars, that are potentially toxic or may adversely affect wildlife species are required to incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues would be implemented.

Lighting: Night lighting is required to be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. The Project-Wide Planning Standards of SP 327A1 discourages the use of lighting that results in extensive or excessive illumination of the MSHCP conservation areas outside the development footprint and directs that all lighting shall be directional and/or shielded where necessary to prevent light spillover into the native open space areas (see SP 327A1 Section IV). The design of SP 327A1 also establishes buffers between open space and residential areas, which protects the residential areas from fire hazard and also reduces the potential for indirect lighting effects to the MSHCP Conservation Area.

Invasives: The SP 327A1 Landscape Guidelines prohibit the use of invasive plants, either entirely, or in portions of the community adjacent to the habitat areas (see SP

327A1 Section IV). SP 327A1 also prohibits the use of invasive, non-native plants within the buffer areas between the MSHCP Conservation Area and the residential areas in accordance with MSHCP Table 6.2. SP 327A1 Table IV-3, Prohibited Plant List, includes a list of invasive plants that are prohibited for use within the Specific Plan area.

Barriers: Section III.A of SP 327A1 specifies that the portions of the development areas that are directly adjacent to the MSHCP Conservation Area shall include walls, fences or other barriers to prevent unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

Grading/Land Development: Manufactured slopes and fire fuel modification zones associated with proposed SP 327A1 would not extend into the MSHCP Conservation Area.

Consistency with MSHCP Section 6.3.2

The proposed Project site occurs within the MSHCP's survey area for burrowing owl and NASSA Area 1 plant species. Plant surveys were conducted and were negative. The burrowing owl habitat assessments and surveys also were negative. No burrowing owl or sign of burrowing owl occupation was observed in the surveys conducted 2005 or in 2013.

In summary, proposed SP 327A1 is designed to eliminate development from the northern portion of the property where development was proposed by approved SP 327 (PA 12) and expand the development footprint in the southern portion of the property, primarily along the side tributary to Temescal Wash. As a result, overall open space conservation would be increased from approximately 510 to 544.3acres, and overall edge effects to the MSHCP Conservation Area would be reduced by better connecting open space areas. SP 327A1 is consistent with, and exceeds the criteria specified in the MOU by:

- Conforming with and improving on overall reserve design by elimination of former PA 12;
- Increasing conservation by approximately 32 acres; and
- Reducing the fuel modification zone from 70.0 acres to 69.9 acres.

Based on the above, SP 327A1 is consistent with the MOU and is therefore consistent with Reserve Assembly objectives of the MSHCP. With MOU compliance, a less than significant impact would occur and no new or more severe impacts would occur as compared to those associated with approved SP 327.

b & c) Two sensitive plant species, Coulter's matilija poppy and many stemmed dudlea, are present on the property. Impacts to the Coulter's Matilija poppy associated with SP 327A1 are equal or less than those that would have occurred from implementing approved SP 327, as the majority of the impacts are the result of the required Project access roads across Temescal Wash. Many-stemmed dudleya is present on the site but SP 327A1 proposes to avoid 93 percent of the population. This avoidance is consistent with the MSHCP Section 6.1.3 requirement of 90 percent avoidance and is equal or greater to the avoidance that would have occurred from previously approved SP 327. Based

on these findings, implementation of the proposed Project would not result in any new significant or more severe impacts to sensitive plant species than previously discussed in EIR 439.

Impacts to sensitive wildlife species and their habitat would occur to a lesser extent than would have occurred under approved SP 327, primarily because the Project's permanent disturbance footprint would be reduced by approximately 32 acres and edge effects would be less. The proposed Project would result in the loss of habitat for a number of special-status wildlife species, including listed and non-listed species, but impacts to many of these species and their habitat are Covered Species identified in the MSHCP and as such, any impacts would be fully mitigated through mandatory compliance with the MSHCP. For species that are not Covered by the MSHCP, one listed species (least Bell's vireo) is documented on the site in the Temescal Wash, as identified in EIR 439 and confirmed by Helix during surveys conducted in 2013. Impacts to the species would be less than significant both under approved SP 327 and proposed SP 327A1 in compliance with the MSHCP and the property's MOU related to the MSHCP. In addition, Stephens' kangaroo rat (SKR) has the potential to occur on the site as disclosed in EIR 439. Impacts to SKR would occur to a lesser degree than previously identified in EIR 439 due to the Project's reduction in physical ground disturbance area. The proposed Project site occurs within the SKR Fee Assessment Area as established by the SKR Habitat Conservation Plan (SKR HCP). Coverage for impacts to SKR would be provided to the proposed Project through payment of the SKR fee. Similarly, although burrowing owl is not present on the property, the MSHCP requires that pre-construction surveys be conducted prior to grading because the species is migratory. If present on the property at that time, impacts associated with proposed SP 327A1 would be less due to the reduction in disturbance area of approximately 32 acres. If present, mitigation would be required in compliance with the MSHCP to reduce impacts to below a level of significance.

Based on these findings, implementation of the proposed Project would not result in any new significant or more severe impacts to sensitive plant or wildlife species than previously discussed in EIR 439.

d) EIR 439 concluded that the previously-approved SP 327 project would result in a less than significant impact to regional wildlife movement because development would be concentrated in the center of the property. Proposed SP 327A1 would lessen the development footprint in the northern portion of the property, which would improve wildlife movement and better facilitate open space connectivity. As such, impacts to wildlife movement would be less than significant and less than disclosed in EIR 439.

e) Proposed SP 327A1 would result in a reduction of permanent and temporary impacts to vegetation communities by approximately 32 acres compared to the previously approved SP 327. The proposed Project's impacts are summarized in Table 3, *Vegetation Community Impacts*.

As was the case for approved SP 327, impacts to native riparian habitats, southern riparian forest, riparian woodland, southern willow scrub, mule fat scrub, freshwater marsh, herbaceous wetland, alluvial fan scrub (including disturbed), seasonal pond and streambed are considered significant. Impacts to upland habitats, consisting of chamise chaparral, non-native grassland, non-native grassland/Riversidean sage scrub mosaic, and Riversidean sage scrub, are also considered significant. The proposed mitigation for these impacts (discussed below) reduces the level of these impacts to less than significant.

Table 3 Vegetation Community Impacts

COMMUNITY	EXISTING	CURRENT PROPOSED IMPACTS		AVOIDED
		Permanent[1]	Temporary[2]	
Southern Riparian Forest	46.59	0.65	1.68	44.26
Riparian Woodland	5.46	1.27	0.15	4.04
Southern Willow Scrub	1.02	0.60	0.08	0.34
Riparian Scrub	3.28	0.13	0.00	3.15
Mule fat scrub	2.84	0.66	0.49	1.69
Freshwater Marsh	0.57	0.14	0.00	0.43
Alkali Meadow (disturbed)	0.76	0.00	0.00	0.76
Herbaceous Wetland	2.31	0.19	0.42	1.70
Alluvial fan scrub[3]	7.88	3.15	0.45	4.28
Alluvial fan scrub – disturbed	1.18	0.77	0.00	0.41
Tamarisk Scrub	0.74	0.74	0.00	0.00
Coast Live Oak Woodland[3]	0.88	0.05	<0.01	0.83
Seasonal Pond	0.42	0.14	0.00	0.28
Streambed	3.68	0.01	0.11	3.56
Disturbed[3]	33.10	18.90	5.30	8.90
Southern mixed chaparral	7.90	0.00	0.00	7.90
Chamise chaparral	42.80	31.90	0.00	10.90
Scrub Oak Chaparral	0.50	0.00	0.00	0.50
Non-native grassland	254.50	90.40	0.40	163.70
Non-native grassland/Riversidean sage scrub mosaic	127.40	32.60	0.10	94.70
Riversidean Sage Scrub	412.80	232.90	0.30	179.60
Eucalyptus Woodland	0.40	0.20	0.10	0.10
Ornamental	1.90	1.70	0.00	0.20
Developed land	2.30	1.90	<0.01	0.40
TOTAL	**961.21**	**419.00**	**9.58**	**532.63**

1 Permanent impacts require mitigation
2 Temporary impacts are to be restored in place
3 Includes both areas that are considered riparian as well as areas considered upland.
Source: Helix, 2014

A large majority of the existing Riparian/Riverine habitat on the property is avoided by SP 327A1, including some of the highest quality habitat within the reach of Temescal Wash that crosses the site. Approximately 64.24 acres of the 74.38 acres of on-site Riparian/Riverine habitat, or approximately 86 percent, are avoided by the Project. Implementation of approved SP 327 would have resulted in permanent Riparian/Riverine impacts totaling 7.83 acres and temporary impacts totaling 0.68 acres. Proposed SP 327A1 would result in permanent impacts to 7.00 acres and 3.14 acres of temporary impacts. The permanent impacts are less than would have occurred under the approved SP 327. The additional temporary impacts associated with SP 327A1 are due to the engineering requirements related to construction of the road crossings over Temescal Wash and environmentally engineered channel improvements needed to stabilize Temescal Wash and protect the alluvial fan scrub habitat. The construction of approved SP 327 would have been subject to the same engineering design constraints and increased temporary impacts if SP 327 were to be constructed as approved. As such, no new or more severe impacts would occur. Mandatory compliance with the requirements of the Project's DBESP, required U.S. Army Corps of Engineers 404 permit, required Section 401 certification from the Regional Water Quality Control Board, and required Section 1602 streambed alteration agreement from the CDFW would reduce impacts to below a level of significance.

f) Proposed SP 327A1 would result in impacts to a total of 4.18 acres of waters under the jurisdiction of the U.S. Army Corps of Engineers (USACE) (referred to herein as Waters of the United States (WUS)). The impact is less than the 4.33 acres of WUS impact disclosed in EIR 439. The proposed Project's impact area is summarized in Table 4, *Impacts to Federal Waters*. These impacts totaling 4.18 acres are significant and will require a permit from the USACE under Section 404 of the Clean Water Act as mitigation.

Table 4 Impacts to Federal Waters

HABITAT	PERMANENT IMPACTS		TEMPORARY IMPACTS		TOTAL	
	Acreage	Linear Feet	Acreage	Linear Feet	Acreage	Linear Feet
Wetland Waters of the U.S.						
Southern Riparian Forest	0.10	120	0.41	718	**0.51**	**838**
Riparian Woodland	0	0	0.08	0	**0.08**	**0**
Freshwater Marsh	0.14	162	0	0	**0.14**	**162**
Herbaceous Wetland	0.27	1,923	0.42	230	**0.69**	**2,153**
Mule Fat Scrub	0.60	0	0.47	100	**1.07**	**100**
Disturbed wetland	0.01	161	0	0	**0.01**	**161**
Tamarisk scrub	0.37	185	0	0	**0.37**	**185**
Subtotal	**1.49**	**2,551**	**1.38**	**1,048**	**7**	**3,599**
Non-wetland Waters of the U.S.						
Seasonal Pond	0.14	176	0	0	**0.14**	**176**
Waters of U.S.	1.16	27,035	0.01	166	**1.17**	**27,201**
Subtotal	**1.30**	**27,211**	**0.01**	**166**	**1.31**	**27,377**
TOTAL	**2.79**	**29,762**	**1.39**	**1,214**	**4.18**	**30,976**
*All data is in acres rounded to the 0.01 acre, thus, totals reflect rounding.						

Source: Helix, 2014

Proposed SP 327A1 would result in impacts to 8.00 acres of vegetated habitat and 2.14 acres of unvegetated habitat areas under the jurisdiction of the California Department of Fish and Wildlife (CDFW) (referred to herein as Waters of the State (WST)). Proposed impacts would comprise 7.00 acres of permanent impacts and 3.14 acres of temporary impacts. The impact to vegetated habitat areas is less than the 7.83 acres of WUS impact disclosed in EIR 439. The Project's total impacts to WST are summarized in Table 5, *Impacts to State Waters*. The CDFW impacts are identical to the MSHCP Riparian/Riverine habitat impacts (refer to Table 2). Impacts to 10.14 acres of WTS, including southern riparian forest, riparian woodland, southern willow scrub, riparian scrub, mule fat scrub, freshwater marsh, herbaceous wetland, disturbed wetland, alluvial fan sage scrub (including disturbed), tamarisk scrub, seasonal pond, and ephemeral streambed are considered significant. As mitigation, impacts to WST will require a Section 1602 Stream Alteration Agreement from the CDFW along with a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).

Table 5 Impacts to State Waters

HABITAT	PERMANENT		TEMPORARY		TOTAL	
	Acreage	Linear Feet	Acreage	Linear Feet	Acreage	Linear Feet
Vegetated Habitat						
Southern Riparian Forest	0.65	120	1.68	718	**2.33**	**838**
Riparian Woodland	1.27	749	0.15	32	**1.42**	**733**
Coast Live Oak Woodland	0.05	0	<0.01	9	**0.05**	**9**
Southern Willow Scrub	0.60	462	0.08	0	**0.68**	**462**
Riparian Scrub	0.13	158	0.00	0	**0.13**	**158**
Mule Fat Scrub	0.66	501	0.50	100	**1.16**	**601**
Freshwater Marsh	0.14	162	0.00	0	**0.14**	**162**
Herbaceous Wetland	0.40	1,644	0.42	230	**0.82**	**1,874**
Disturbed Wetland	0.02	204	0.00	0	**0.02**	**204**
Alluvial Fan Scrub	0.34	417	0.17	152	**0.51**	**569**
Tamarisk Scrub	0.74	386	0.00	0	**0.74**	**386**
Subtotal	**5.00**	**4,803**	**3.0**	**1,241**	**8.00**	**5,996**
Unvegetated Habitat						
Seasonal Pond	0.14	176	0.00	0	**0.14**	**176**
Ephemeral streambed	1.86	25,624	0.14	61	**2.14**	**25,861**
Unvegetated Subtotal	**2.00**	**25,800**	**0.14**	**61**	**2.14**	**25,861**
TOTAL	**7.00**	**30,603**	**3.14**	**1,302**	**10.14**	**31,857**

*All data is in acres rounded to the 0.01 acre, thus, totals reflect rounding.
Source: Helix, 2014

g) The proposed Project site contains oak trees that are regulated by the County. The approved SP 327 would have impacted 65 oak trees, including 34 naturally occurring trees and 31 that were believed to have been planted in association with an on-site residence. An updated oak tree survey was conducted by Helix in 2013 that identified 35 oak trees to be impacted by the proposed Project, including 12 naturally occurring trees and 23 trees that are believed to have been planted in association with an on-site residence. No qualifying scrub oak would be impacted by the Project. Accordingly, proposed SP 327A1 would reduce impacts to oak trees by 46 percent (30 trees) as compared to impacts previously disclosed in EIR 439. As with approved SP 327, proposed SP 327A1 would be required to comply with the mitigation provisions contained within the County's Oak Tree Ordinance. Mandatory compliance with the mitigation requirements of the County's Oak Tree Ordinance would reduce the Project's impacts to oak trees to less-than-significant levels. The County does not have any other biological protection ordinance applicable to the proposed Project. Based on the foregoing, implementation of the proposed Project would not result in any new significant or more severe impact than previously discussed in EIR 439.

Mitigation: Mitigation Measures BIOL-1, BIOL-3 through BIOL-5, BIOL-7, and BIOL-9, as specified in EIR 439, will be revised as presented below. Mitigation Measures BIOL-1, BIOL-3, and BIOL-4 are

revised to reference and reflect the mandatory requirements of the MSHCP and current best practices for biological resources. Mitigation Measures BIOL-5 and BIOL-7 are revised to reflect modifications to the design of SP 327 as proposed by the Project (i.e., reduction of development footprint) and to reflect current, applicable federal, State, and County of Riverside regulations. Mitigation Measure BIOL-9 is revised to reflect modifications to the design of SP 327 (i.e., elimination of commercial land uses). In addition, one new mitigation measure, Mitigation Measure BIOL-11, is added to further reduce the less-than-significant impact to the Coutler's matilija poppy identified in EIR 439. All measures identified in EIR 439 to minimize SP 327's impact to biological resources, including BIOL-1, BIOL-3 through BIOL-5, BIOL-7, and BIOL-9, as revised below, continue to apply to the proposed Project, as well as the new mitigation measure BIOL-11.

BIOL-1: The project shall include the preservation of approximately 510 acres of onsite open space. This open space shall be protected through conveyance to the Western Riverside County Regional Conservation Authority or other acceptable entity for maintenance and management of wildlife and habitat functions and values.

BIOL-3: All of the Temescal Wash floodplain within the onsite open space areas (other than that within road rights-of-way, flood control easements or other easements) and other drainages shall be protected through conveyance conservation easement dedication or other suitable instrument to an entity acceptable to the Western Riverside County Regional Conservation Authority for maintenance and management of wildlife and habitat functions and values.

BIOL-4: Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur within the Temescal Wash portion of the project site shall occur outside of the period of peak riparian bird breeding, defined for these purposes as between March 1st and June 30th. Prior to any construction activities between March 1st and June 30th to occur within 100 meters (328 feet) of riparian habitat denoted as potentially occupied by LBV, a focused survey shall be performed to determine if least Bell's vireo is utilizing the habitat. If the species is found, no construction or grading activities will occur within 100 meters of the habitat between March 1st and June 30th to avoid disturbing any breeding/nesting vireos. Any ground-disturbing work within 100 meters of the area shall be subject to monitoring by a biological monitor on a weekly basis or as deemed appropriate by Riverside County.

Prior to initiating clearing or grubbing activities in upland habitat during the nesting bird breeding season (February 1 to August 31), a Nesting Bird Clearance Survey report shall be prepared by a qualified biologist and submitted to the Riverside County Environmental Programs Department for review and approval. Clearing of upland habitat shall only be permitted to occur during the February 1 to August 31 nesting bird breeding season if the Nesting Bird Clearance Survey documents that nesting is complete and habitat clearing would not adversely affect nesting birds.

BIOL-5: Riparian habitat impacted as a result of project development will be mitigated at a ratio of 3:1, with the exception of tamarisk scrub. Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a ratio of 1:1. Mitigation will occur by approximately 17.2 acres of on-site mitigation, with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County of Riverside and state and federal resource agencies with jurisdiction.

Prior to the issuance of a grading permit, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats. Authorizations required include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB.

BIOL-7: All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (*Quercus agrifolia*) or other local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability, additional "replacement oaks" will be planted at a 1:1 mitigation ratio. Based on an oak tree survey conducted in 2013, 12 naturally occurring oaks (requiring replacement with 36 oaks) and 23 planted oaks (requiring replacement with 46 oaks) would be impacted. A minimum of 82 coast live oak trees shall be included in the project's vegetation plan.

All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (*Quercus berberidifolia*) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (*Quercus agrifolia*) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio.

Prior to grading, an Oak Tree Management Plan shall be incorporated into the riparian mitigation plan, establishing planting details and specifications and success criteria for all replacement oaks.

BIOL-9: Edge effects to open space adjacent to the development envelope shall be mitigated through the implementation of the following measures pursuant to MSHCP Section 6.1.4:

(a) Drainage: The project shall incorporate all measures required by the National Pollutant Discharge Elimination System (NPDES) to ensure that the quantity and quality of runoff discharged into Temescal Wash is not altered in an adverse way when compared to pre-existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from the project (including paved areas) into Temescal Wash. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the biological resources and ecosystem processes occurring within Temescal Wash. These means may include use of a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

(b) Toxics: The plans developed for maintenance of common area landscaping and the FMZs onsite, as well as the HMP developed for the ACOE, shall include provisions to ensure that no potentially toxic chemicals or bioproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash.

(c) Lighting: Night lighting shall be directed away from the onsite open space, including Temescal Wash, to protect species within the habitat. Shielding shall be incorporated into

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

all project lighting, where appropriate, to ensure ambient lighting does not adversely impact the preserved portions of Temescal Wash.

(d) Noise: A noise analysis performed for the project has indicated that acceptable residential noise levels onsite will occur or can be obtained through the use of setbacks, berms or walls. Project design includes setbacks (buffer zones) between the development uses and Temescal Wash that will aid in buffering noise impacts within the open space.

(e) Invasive Plants: None of the invasive plant species listed in MSHCP Table 6-2 shall be used in any of the open space areas onsite. In addition, the project's plant palette and landscaping plans shall be subject to similar constraints, as set forth in Sections III.A-7 and IV.B of the Specific Plan.

(f) Barriers: Along the residential portions of the project which are adjacent to Temescal Wash (Planning Areas 1, 4 and 5), walls or fences will be used to enclose backyards in order to prevent unauthorized public access, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash. Other areas in which unauthorized access into the wash may occur shall be barred, where needed, through the use of native landscaping, rocks or boulders, fencing, walls, signage or other appropriate mechanisms.

(g) Grading and Land Development: Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall be placed within the onsite open space of Planning Areas 26a through 26h.

BIOL-11 To mitigate for the loss of 392 Coutler's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be included in the planting/seed palette in the on-site mitigation area. A minimum of 392 poppies shall be planted on-site and additional matilija poppy seed shall be included in the seed mix.

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 439.

CULTURAL RESOURCES Would the project				
8. Historic Resources 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?	☐	☐	☐	☒

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Phase I Cultural Resources Assessment (Drover Consulting Archaeology, 2012); Historic Structure Assessment (Brian F. Smith and Associates, 2014); Historic Standpipe Assessment (Brian F. Smith and Associates, 2014); Historic Refuse Scatter Assessment (Brian F. Smith and Associates); On-Site Inspection; Project Application Materials

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a & b) EIR 439 disclosed that subject property does not contain any historic resource sites. The Project site is vacant of structures except for one house and outbuildings, which do not meet the CEQA definition of a historic resource based on a lack of association with any historic events, architects, or architects; the lack of any architectural importance; and the reduction of architectural integrity due to extensive modifications over time.

Subsequent to certification of EIR 439 in 2006, two (2) previously unrecorded historical sites were discovered on the Project site by Lerch and Gray during a cultural resources assessment not related to SP 327 (Valley-Ivy Glen Transmission Line project). One site was recorded in the southwestern portion of the Project site and comprised a small scatter of historic refuse (CA-RIV-8118H), and one site was recorded in the south-central portion of the Project site and comprised the remnants of a concrete standpipe (CA-RIV-8137H). These sites were relocated by the Project archaeologist (Drover Consulting Archaeology) during a pedestrian survey of the Project site in 2012 and mapped by global positioning system devise by Brian F. Smith and Associates in 2014. .

Although two historical resource sites were identified during field work on the Project site in 2006 and 2012 that were not disclosed in EIR 439, the conclusions of EIR 439 remain accurate that there would be no impacts to significant historic resource sites. CA-RIV-8118H would be disturbed by on-site biological mitigation activities (i.e., habitat restoration/enhancement), but the site is not historically significant because it is comprised of random artifacts (e.g., glass bottle fragments, metal cans, ceramic plate fragments) that are characteristic of a roadside trash scatter and lack any historic association. CA-RIV-8137H would be impacted from the required construction of an access road, but the site is not historically significant because it is badly deteriorated (this feature has been used as a target for shooting practice) and has no associated historic deposits. As concluded by EIR 439, implementation of the proposed Project would not result in impacts to any historical site designated as a significant resource. The proposed Project would not result in any new or more severe impacts to historical resources beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

9. Archaeological Resources 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 outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Phase I Cultural Resources Assessment (Drover Consulting Archaeology, 2012); Project Application Materials

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a & b) EIR 439 disclosed that the Project site contains one (1) prehistoric archaeological site (CA-RIV-1089). As documented in EIR 439, this site comprises a bedrock mortar milling station and associated lithic scatter. No testing was conducted to determine the significance of CA-RIV-1089; therefore, for purposes of analysis EIR 439 assumed the site to be unique and significant. CA-RIV-1089 is located in an area planned as undisturbed open space by SP 327 and proposed SP 327A1. EIR 439 concluded that direct impacts to this prehistoric archaeological resource would be less than significant. Although direct impacts to CA-RIV-1089 were determined to be less than significant, EIR 439 included mitigation to ensure that no substantial adverse effects to CA-RIV-1089 would occur.

In 2012, Drover Consulting Archaeology conducted a field survey of the Project site and also performed a cultural records archive search. The records search determined that no other prehistoric resource sites were recorded on the Project site since certification of EIR 439. During the field survey, Drover also confirmed that no other previously unrecorded prehistoric archaeological resource sites were visible on the surface of the Project site.

Although the Project proposes modifications to approved SP 327, the conclusions of EIR 439 remain accurate because CA-RIV-1089 would remain within an area proposed for undeveloped open space and would not be disturbed by Project-related development activities. Furthermore, the mitigation requirements of EIR 439, including the requirement to provide archaeological monitoring during grading activities to ensure that no disturbance to CA-RIV-1089 would occur and that any previously undiscovered archaeological resources that may be unearthed during grading activities on the Project site would be properly identified and treated, would continue to apply to the proposed Project. The proposed Project would disturb approximately 32 fewer acres than the previously approved project and the depth of grading would be similar; as such, the proposed Project has no greater potential to potentially unearth subsurface resources as did the previously approved project. Accordingly, impacts would be less than significant and the analysis and conclusions disclosed in EIR 439 remain accurate. The proposed Project would not result in any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 439.

c) EIR 439 does not disclose the presence of human remains on the Project site and no human remains have been identified on the Project site during past archaeological investigations and other field work. Nonetheless, EIR 439 provided mitigation in the event that previously undiscovered human remains are uncovered during Project-related construction activities (refer to Mitigation Measure CULT-6). The mitigation from EIR 439 would continue to apply to the proposed Project. As required by Mitigation Measure CULT-6, the Project developer would be required to comply with California Health and Safety Code Section 7050.5, which states that earthwork and other construction activities in the affected area shall cease immediately and cannot resume until the Riverside County Coroner is be notified and has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), the remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Sacred Sites. With mandatory

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

compliance with State law and mitigation from EIR 439, any adverse impacts to human remains, if discovered, would be precluded.

d) The Project site does not contain any known existing religious or sacred uses; therefore, EIR 439 did not disclose any impacts associated with such uses. As discussed above in the response to Item 9(b), EIR 439 included mitigation to provide archaeological monitoring during grading activities to ensure that any archaeological resources (including religious or sacred uses) that may be unearthed during grading activities on the Project site would be properly identified and treated. This requirement would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Accordingly, impacts would be less than significant and the proposed Project would not result in the potential for any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measures CULT-2 through CULT-9 have been renumbered as CULT-1 through CULT-8 to reflect changes to the mitigation program for paleontological resources (refer to discussion below under Item 10, Paleontological Resources).

Monitoring: Monitoring shall occur as specified in EIR 439.

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

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-3, "A Paleontological Survey and Assessment of the Temescal Valley Property near Alberhill" (Heritage Resources, 1990); Paleontological Resource and Monitoring Assessment (Brian F. Smith and Associates, Inc.); Project Application Materials

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 439, which determined that based on the subject property's geologic setting, there is a potential to uncover paleontological resources during excavations within the Bedford Canyon Formation soils in the northern portion of the Project site (Planning Area 12 in approved SP 327). Mitigation included in EIR 439 required SP 327 to implement a paleontological monitoring program to ensure that potential impacts to paleontological resources would be less than significant.

A Paleontological Resources and Monitoring Assessment (Technical Appendix J) was prepared for the Project. As part of the Paleontological Resources and Monitoring Assessment, paleontologists from Brian F. Smith and Associates reviewed paleontological literature and records for the Project area and vicinity and conducted a field survey of the Project site. Based on the published geologic map units of the Project area, the lack of known fossil deposits in the local area, and the composition of the subject property's soils (which are rocky and lack the sedimentary accumulation necessary for fossilferous materials), Brian F. Smith and Associates concluded the likelihood of finding fossilferous materials within the Project site during excavation and/or mass grading activities is very low. Because of the very low likelihood for fossilferous materials to be present on the Project site, Brian F. Smith and Associates did not recommend a paleontological monitoring and/or mitigation program for

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

the Project. Accordingly, implementation of the Project would not directly or indirectly destroy a unique paleontological resource. Project-related impacts to paleontological resources would be less than significant and would be reduced as compared to the level of impact previously disclosed in EIR 439. No mitigation would be required.

Mitigation: EIR 439 identified three (3) project-specific mitigation measures – CULT-1, CULT-3, and CULT-4 – that would reduce the paleontological resources impact of SP 327 to less-than-significant levels. As described above, the proposed Project would have a less-than-significant impact to paleontological resources and would not require mitigation. Accordingly, Mitigation Measure CULT-1 as specified in EIR 439, which required the retention of a paleontology monitor prior to the initiation of earthmoving activities on the Project site, would no longer apply to the proposed Project because no such monitoring would be required. Mitigation Measures CULT-3 and CULT-4 (renumbered as CULT-2 and CULT-3, respectively) would continue to apply to the proposed Project to mitigate potential archaeological resources impacts (refer to Item 9, Archaeological Resources, above), but would be revised as shown below to remove the requirement for paleontology monitoring during construction activities.

CULT-2 Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archaeological monitors and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction.

CULT-3 The archeological resource monitors and the Tribal monitors shall have the authority to temporally halt and/or re-direct construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. Such evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. The temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project				
11. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" RCLIS

Findings of Fact:

a & b) As disclosed in EIR 439, the Project site is not located in an Alquist-Priolo Earthquake Fault Zone of a Count-designated Fault Hazard Zone. The Project site does contain three (3) conjectured fault segments; however, as concluded in EIR 439 and affirmed in a fault hazard letter prepared for the Project by Advanced Geotechnical Solutions (2013), these faults are not active. Therefore, there is no potential for the Project to expose people or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture on the Project site. Consistent with the information disclosed in EIR 439, no impact would occur.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Temescal Canyon Area Plan Figure 12 "Seismic Hazards;" Elsinore Area Plan Figure 12 "Seismic Hazards"

Findings of Fact:

a) EIR 439 evaluated the potential of seismic-related ground failure, including liquefaction, on the Project site, and concluded that the likelihood of such ground failure on the site is low due to the geologic characteristics of underlying bedrock and soils, with the exception of areas within the Temescal Wash. To preclude potential impacts associated with seismic ground failure, SP 327 was conditioned to follow the earthwork and grading recommendations contained in the Geotechnical Feasibility Investigation prepared by T.H.E. Soils Co. (EIR 439 Appendix B-1) to ensure manufactured slopes supporting the bridge crossings over the Temescal Wash could withstand seismic-related ground shaking. Advanced Geotechnical Solutions reviewed the geotechnical reports and materials prepared in support on EIR 439 and affirmed the findings and recommendations contained therein as adequate and appropriate for the proposed Project (Advanced Geotechnical Solutions, 2013); these earthwork and grading recommendations would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Accordingly,

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

implementation of the Project would not result in new or increased impacts associated with seismic-related ground failure beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☐	☒

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code

Findings of Fact:

a) As disclosed in EIR 439, the southern California region is seismically active and development on the Project site would likely be exposed to strong seismic ground shaking over the life of the Project. The nearest active fault to the Project site is the located approximately 1.0 mile to the south (Glen Ivy Fault within the Elsinore Fault zone). EIR 439 indicated that proposed development on the Project site would be required to comply with the recommendations within the geotechnical report prepared for SP 327, the Uniform Building Code (which has since been superseded by the California Building Standards Code which is based on the International Building Code), and applicable County Ordinances to withstand ground shaking from the maximum credible earthquake that could be expected to occur. The design, earthwork and grading requirements assumed in EIR 439 would continue to apply to the proposed Project. As noted above under the response to Item 12(a), Advanced Geotechnical Solutions reviewed the geotechnical reports and materials prepared in support on SP 327 and affirmed the findings and recommendations contained therein as adequate and appropriate for the proposed Project. As such, with standard regulatory compliance and compliance with the site-specific recommendations of the geotechnical investigations prepared for SP 327, the Project would not result in any new or more severe impacts associated with strong seismic shaking that were not previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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?	☐	☐	☐	☒

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code

Findings of Fact:

a) EIR 439 concluded that with the incorporation of the design recommendations of the geotechnical investigation prepared for SP 327, the Project site would not contain unstable geologic units or soils and would not be subject to landslides, lateral spreading, collapse, or rockfall hazards. There are no components of the proposed Project that would result in landslide or soil instability hazards that are greater than what was evaluated in EIR 439, and the site-specific earthwork and grading recommendations for SP 327 would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. As such, implementation of the Project would not result in any new or more severe impacts associated with landslide risks or soil instability at the proposed Project site that were not disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?	☐	☐	☐	☒

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code

Findings of Fact:

a) EIR 439 reported that the likelihood of ground subsidence on the Project site was low, with the exception of the areas within the Temescal Wash. SP 327 was conditioned to comply with the recommendations of the geotechnical report prepared for SP 327, as well as applicable building codes and Riverside County ordinances to preclude any hazards related to ground subsidence. As noted above under the response to Item 12(a), Advanced Geotechnical Solutions reviewed the

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

geotechnical reports and materials prepared in support on SP 327 and affirmed the findings and recommendations contained therein as adequate and appropriate for the proposed Project. These earthwork and grading recommendations would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project to ensure that proposed bridge structures are designed and constructed to preclude potential geologic hazards associated with ground subsidence. Ground subsidence impacts associated with the proposed Project would be less than significant, which is consistent with the conclusion reached by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: EIR 439, Section VI.A, "Geology and Seismicity;" Google Earth (accessed October 10, 2013)

Findings of Fact:

a) The Project site is not located in close proximity to any known active volcanoes. Additionally, as disclosed in EIR 439, there are no conditions in the vicinity of the Project site that could subject the site to hazards associated with seiches or mudflows. Consistent with the information disclosed in EIR 439, no impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that grading activities associated with SP 327 would alter the Project site's natural topography, but would preserve the overall topographic character of the site to the extent feasible by clustering development in the central portion of the subject property and engineering manufactured slopes to blend with the natural topographic contours. As with SP 327, the Project

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

would cluster development within the central portion of the site. Further, manufactured slopes proposed by the Project would be similar in size and topographic character as the manufactured slopes provided on the grading plan that was analyzed in EIR 439. Accordingly, implementation of the proposed Project would have a similar impact to the natural topography and ground surface relief features of the Project site as compared to approved SP 327. Impacts would be less than significant, which is consistent with the conclusions drawn by EIR 439.

b) As evaluated in EIR 439, approved SP 327 planned to construct slopes with gradients greater than 2:1 or heights higher than 10 feet on the subject property. SP 327 was conditioned to comply with the recommendations of the geotechnical report for SP 327 (T.H.E. Soils Co., 2001), applicable building codes, and Riverside County ordinances during the engineering design and construction of slopes with gradients greater than 2:1 or heights higher than 10 feet. In addition, SP 327 was conditioned to provide Riverside County with a slope stability report prior to the issuance of grading permits that demonstrates that all manufactured slopes with gradients steeper than 2:1 or heights higher than 10 feet meet minimum safety regulations. As with the original SP 327, the Project proposes manufactured slopes with heights greater than 10 feet or gradients steeper than 2:1. Consistent with the conclusion drawn by EIR 439, adherence to the County conditions of approval and applicable grading standards and ordinances would ensure that impacts associated with cut and fill slopes would be less than significant.

c) As disclosed in EIR 439, the Project site includes one (1) septic system under existing conditions, which would be removed from the subject property in conformance with applicable Riverside County regulations prior to the initiation of grading and earthwork activities on the site. EIR 439 concluded that impacts to subsurface sewage disposal systems (i.e. septic systems) would be less than significant. There are no components of the proposed Project that would result in impacts to subsurface sewage disposal systems that are greater than what was evaluated in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

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 waste water?	☐	☐	☐	☒

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013a); Project Application Materials

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a) EIR 439 disclosed that temporary soil erosion would occur during development of the Project, but that impacts associated with soil erosion and/or the loss of top soil would be less than significant with mandatory compliance with State and local regulations concerning water quality. As with approved SP 327, the proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would require the implementation of a site-specific Stormwater Pollution Prevention Program during construction to minimize the potential for temporary soil erosion. There are no components of the Project that would not result in new erosion-related impacts or increase the severity of erosion-related impacts in EIR 439 because the Project's grading footprint and earthwork quantities would be similar to approved SP 327. As such, and consistent with the conclusion drawn by EIR 439, short-term impacts associated with soil erosion and the loss of topsoil are less than significant.

b) EIR 439 disclosed that the Project site does not contain soils with the potential for expansion. EIR 439 concluded that impacts would be less than significant, and the incorporation of required conditions of approval (i.e., compliance with State and local building codes) would further minimize on-site risks associated with expansive soils. The Project would be similarly conditioned to comply with State and local building codes, and with mandatory compliance with the required conditions of approval, the Project would result in less than significant impacts associated with expansive soils. This conclusion is consistent with the finding of EIR 439.

c) Septic systems were not discussed in EIR 439 because SP 327 did not plan for the use of such systems. Similarly, the proposed Project would install domestic sewer service facilities and does not propose the use of septic systems. As such, and consistent with the information disclosed in EIR 439, no impact associated with septic systems would occur because the Project does not propose the use of septic systems.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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?	☐	☐	☐	☒

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439, Section VI.C, "Hydrology, Flooding & Drainage;" Project Application Materials

Findings of Fact:

a & b) All potential short- and long-term erosion impacts associated with developing the Project as planned by SP 327 were addressed in EIR 439. As concluded by EIR 439, erosion-related impacts

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

on the Project site would be less than significant with the incorporation of mandatory conditions of approval requiring compliance with NPDES program (including the conditions would be issued by the Regional Water Quality Control Board to further reduce the potential for substantial erosion from the Project site) and applicable Riverside County ordinances. There are no components of the Project that would increase short- and/or long-term erosion impacts beyond those disclosed in EIR 439, and the proposed Project would be conditioned similar to approved SP 327 to incorporate design features to minimize water-borne erosion and siltation. Therefore, through mandatory compliance with conditions of approval and compliance with the NPDES program and conditions issued by the Regional Water Quality Control Board, the Project would result in less than significant erosion-related impacts, consistent with the conclusion reached by EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map;" Project Application Materials

Findings of Fact:

a) EIR 439 concluded that although the Project site is located within an area designated by the County as having a "moderate" wind erosion potential, wind erosion impacts associated with development on the property would be less than significant because on-site soils are not prone to blowsand hazards and the site is not subjected to unusually strong winds. EIR 439 did disclose that temporary short-term construction activities could increase the potential for wind erosion; however, mandatory compliance with County and SCAQMD requirements would ensure that areas disturbed by grading on the subject property would be re-vegetated to preclude wind erosion. The Project would be similarly required to comply with applicable County and SCAQMD requirements to preclude wind erosion impacts on the Project site, including but not limited to SCAQMD Rule 403. Under the proposed Project, temporary short-term construction activities and long-term operational land uses would be similar to approved SP 327; therefore, implementation of the proposed Project would result in no new wind erosion or blowsand impacts beyond what was evaluated as part of EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source: EIR 439, Section VI.E "Air Quality" and Section VII.A "Circulation and Traffic;" EIR 439, Technical Appendix E "Air Quality Analysis" (Urban Crossroads); EIR 439 Technical Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Toscana Specific Plan Amendment No. 1 Greenhouse Gas Analysis (Urban Crossroads, October 2013); Trip Generation Analysis (Urban Crossroads, 2013); *CREED v. City of San Diego* (2011)

Findings of Fact:

a) & b) Although climate change impacts due to greenhouse gas (GHG) emissions were not specifically evaluated in EIR 439, the EIR analyzed air quality impacts associated with buildout of the approved project, inclusive of carbon dioxide (CO_2) and other GHG emissions. EIR 439 also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of greenhouse gas emissions.

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 439 was certified. Information on the effect of GHG emissions on climate was known long before the Riverside County certified EIR 439. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPPC) dating back to the 1990s, including IPPC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. During the public review period and public hearings associated with EIR 439, no objections or concerns were raised regarding the EIR's analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 439 was certified; thus, minor additions are needed to make the previous EIR adequate to cover the actions that are currently proposed, which are documented herein and serves as an Addendum to the EIR.

To evaluate whether the proposed Project would result in GHG impacts, a GHG study was prepared for the proposed Project by Urban Crossroads, Inc. This study is provided as Appendix D to this EIR Addendum. Refer to Appendix D for a more detailed discussion of GHGs, the regulatory context for

GHG emissions, and for a description of the methodology used to calculate the proposed Project's GHG emissions. The calculation of the Project's GHG emissions does not take credit for mitigation measures set forth in EIR 439.

Currently (as of October 2013), the SCAQMD has not adopted significance thresholds for GHG emissions for residential development projects within the SCAQMD region, although the SCAQMD is considering the adoption of a project-level efficiency threshold of 4.8 MTCO2e per service population. The Riverside County Planning Department relies on a draft Standard Operating Procedure (draft County SOP) for GHG analysis and CEQA compliance. According to the draft County SOP, for non-industrial projects and until such time as binding regulatory guidance or a more specific threshold is adopted by a relevant agency, a demonstration that the Project has reduced GHG emissions by 25 percent or more below a business-as-usual (BAU) standard suffices for demonstrating that the Project has a less than significant impact. The draft County SOP defines BAU as those emissions that would occur in year 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control. This is consistent with the methodology that CARB used to estimate the GHG reductions the State of California would need to achieve in 2020 to meet 1990 levels. For purposes of this EIR Addendum, Riverside County's significance threshold of 25 percent below BAU is evaluated. For the Project-related analysis, BAU refers to emissions that would occur based on the approved SP 327, which is described and analyzed in EIR 439, in year 2020 without taking credit for mitigation measures set forth in EIR 439.

Consistent with SOP guidance, the analysis contained in Appendix D to this EIR Addendum compares the emissions from the land uses as originally evaluated in EIR 439 (BAU) to the emissions from the currently proposed Project. In summary, the total amount of GHG emissions for BAU in year 2020, would total 34,103.82 MTCO2e as shown on Table 6.

Table 6
Business As Usual Greenhouse Gas Emissions (Annual in Metric Tons Per Year)

	Emissions (metric tons per year)			
Emission Source	**CO_2**	**CH_4**	**N_2O**	**Total CO_2E**
Construction Emissions (amortized over 30 years)	237.90	0.03	--	238.51
Area Source Emissions	370.83	0.03	6.35e-3	373.43
Energy	8,416.70	0.25	0.15	8,494.20
Mobile Sources	21,379.28	0.64	--	21,392.65
Waste	367.16	21.70	--	822.83
Water Usage	2,132.46	22.72	0.56	2,782.54
Total CO_2E (All Sources)			**34,103.82**	

Source: Urban Crossroads, 2014 (Appendix D to this EIR Addendum)

In comparison, the total amount of Project-related GHG emissions in year 2020 would total 25,703.08 MTCO2e as shown on Table 7. This results in an approximate 24.6% reduction from BAU; thus, the Project's GHG reduction would fall slightly below the reduction target of 25% and impacts would be significant using the County's significance threshold. Construction-related GHG emissions amortized over 30 years are included in these calculated emission values.

Table 7
Proposed Land Use Greenhouse Gas Emissions (Annual in Metric Tons Per Year)

	Emissions (metric tons per year)			
Emission Source	**CO_2**	**CH_4**	**N_2O**	**Total CO_2E**
Construction Emissions (amortized over 30 years)	228.37	0.03	--	228.96
Area Source Emissions	370.83	0.03	6.35e-3	373.43
Energy	4,947.10	0.20	0.08	4,975.33
Mobile Sources	18,099.17	0.53	--	18,110.42
Waste	310.97	18.38	--	696.91
Water Usage	1,010.10	10.76	0.26	1,318.03
Total CO_2E (All Sources)			**25,703.08**	

Source: Urban Crossroads, 2014 (Appendix D to this EIR Addendum)

For the reasons set forth above, the proposed Project would result in a significant GHG impact requiring an additional 0.6% reduction of GHG emissions compared to BAU. Construction and operation of the Project comply with mandatory regulatory requirements including but not limited to:

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Mitigation: Mitigation Measures AQ-8 through AQ-12 included in EIR 439 to address air quality indirectly reduce region-wide GHG emissions. Additionally, the following mitigation measure is added:

AQ-13 Implementing projects shall incorporate energy-saving measures to reduce GHG emissions on a project-wide basis to no more than 25,577 MTCO2e per year. This equates to a 126 MTCO2e reduction compared to the GHG calculation produced by CalEEMod for SP 327A1, less design features that will be added by implementing projects. The 126 MTCO2e reduction may be met by design features including but not limited to those that

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

promote increased energy efficiency, lower water usage, lower mobile source emissions, and other features that reduce fossil fuel usage.

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 439.

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: EIR 439, Section VI.G, "Toxic Substances;" EIR 439 Appendix F "Hazardous Materials/Environmental Database Report" (EDR, 2003); Phase I ESA (McAlister GeoScience, 2013); Google Earth (accessed October 14, 2013); Rock Blasting Analysis (Appendix C2, Revey Associates 2013); EnviroStor Database (accessed October 14, 2013); Project Application Materials

Findings of Fact:

a & b) As concluded in EIR 439, previously approved SP 327 does not include land uses that would permit hazardous materials storage. Similarly, the proposed Project would not alter allowable uses on the Toscana property other than elimination of the previously approved commercial retail planning area. As such, the Project would eliminate the potential for hazardous material use associated with commercial retail operations. The Project does not propose any land uses on the property that would store, transport, or dispose of hazardous materials. As such, implementation of the Project would not increase the potential for transporting, using, or disposing hazardous materials beyond what was previously disclosed in EIR 439. In addition, the proposed Project would not increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. EIR 439 disclosed that blasting would occur on the property during construction activities, but did not specifically evaluate hazards associated with the storage of blasting materials. With adherence to the recommended practices contained in the Project's blasting assessment (Appendix C2), hazards would be precluded.

Appendix F to EIR 439 included a regulatory database search for recorded environmental hazards on the property, but did not include Environmental Site Assessment of existing conditions. A site assessment was conducted by McAlister GeoScience in 2013 (see Appendix F to this EIR Addendum) to support this analysis. McAlister GeoScience identified one unoccupied ranch house, a storage building, barn, three mobile homes, the foundations for two buildings, a septic system, and several wells and above-ground storage tanks on the property. These structures and site features were disclosed as an existing condition in EIR 439 (Section VI.G) and their removal was required to implement the previously approved project evaluated in EIR 439. Additionally, EIR 439 Section IV.G.4.b disclosed that if any areas onsite are found to be contaminated through dumping or historic uses (such as lead based paint or asbestos-containing materials), the construction contractor would be required to ensure mediation of the site in accordance with applicable federal, State, and local standards. As such, EIR 439 did not include mitigation measures for toxic substances, as mandatory regulatory requirements would address all concerns.

Based on the site assessment conducted by McAlister GeoScience in 2013 and their judgment of the suspected construction date of the ranch house and associated buildings, it is likely that Asbestos Containing Materials (ACM), lead-based paint (LBP), and polychlorinated biphenyls (PCB)-containing building materials were utilized in the construction of these structures, which would need to be disposed of in accordance with mandatory regulatory requirements at the time that these structures are removed from the property.

The use of asbestos containing materials (ACM), lead paint (a known toxic) and PCBs (fluorescent lights, for example) was common in building construction prior to 1978. Federal asbestos requirements are found in National Emission Standards for Hazardous Air Pollutants (NESHAP) within the Code of Federal Regulations (CFR) Title 40, Part 61, Subpart M, and are enforced in the Project area by the SCAQMD. In conformance with the NESHAP, SCAQMD Rule 1403 establishes survey requirements, notification, and work practice requirements to prevent asbestos emissions from emanating during building renovation and demolition activities. Assuming that ACMs are present on the property, then Rule 1403 requires notification of the SCAQMD prior to commencing any demolition or renovation activities. Rule 1403 also sets forth specific procedures for the removal of asbestos, and requires that an onsite representative trained in the requirements of Rule 1403 be present during the stripping, removing, handling, or disturbing of ACM. Mandatory compliance with the provisions of Rule 1403 would ensure that construction-related demolition activities do not expose construction workers or nearby sensitive receptors to significant health risks associated with ACMs. Because the Project would be required to comply with AQMD Rule 1403 during demolition activities, potential impacts due to asbestos would be less than significant.

The demolition debris also could contain lead based paint (LBP). Title 17, California Code of Regulations (CCR), Division 1, Chapter 8: Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards, defines and regulates lead-based paint. Any detectable amount of lead is regulated. During demolition of the existing buildings, there is a potential for exposing construction workers to health hazards associated with lead. The demolition activities would be required to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8, which includes requirements such as employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Mandatory compliance with these mandatory requirements would ensure that construction workers are not exposed to significant LBP health hazards during demolition, and would reduce potential impacts to a level below significant.

Congress banned the manufacture of PCBs in the United States in 1976 because of their toxic effects. PCB wastes are regulated by the California Department of Toxic Substances Control and Title 22 of the CCR 66261.24. If present, mandatory compliance with disposal requirements would be assured in accordance with California state law, which would reduce potential impacts to a level below significant.

Regarding the on-site septic system and above ground storage tanks associated with the existing on-site structures, there is a potential for the tanks and leach field to contain toxic substances that require remediation. Presence of potential toxics in the above ground tanks and the leach field and their surrounding soils was not specifically disclosed in EIR 439, but EIR 439 Section IV.G did disclose mandatory requirements to comply with all federal, State, and local requirements for remediation. As such, the identification of specific site conditions does not constitute new information that could not have been known with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. No potentially hazardous materials have been added to the property since 2006.

On-site water wells would be abandoned as part of the proposed Project. The abandonment of existing wells would be required to occur in accordance with applicable State well standards; therefore the Project would have no potential to introduce hazardous materials or contaminants to the local groundwater supply. Contaminated groundwater does not exist beneath the surface of the Project site; therefore, the well abandonment process has no potential to result in the accidental release of contaminated groundwater. As such, abandonment of on-site wells would not create a significant hazard to the public or the environment. Impacts would be less than significant, and would be similar to impacts disclosed in EIR 439.

In conclusion, the Project would not result in any new or more severe impacts associated with hazards or hazardous materials beyond what was associated with the previously approved project as disclosed in EIR 439 with adherence to mandatory regulatory requirements.

c) EIR 439 did not identify the Project site as an emergency evacuation route in any emergency response plans or emergency evacuation plans. No evacuation routes have been identified on or near the Project site since EIR 439 was certified in 2006; therefore, there has been no change in circumstance. Consistent with the information disclosed in EIR 439, no impact would occur.

d) As disclosed in EIR 439, the Project site is not located within one-quarter mile of an existing or proposed school. The nearest school site is located approximately 0.5-mile from the Project site (Todd Elementary School). Therefore, there is no potential for either approved SP 327 or the proposed Project to emit or handle hazardous substances within 1/4-mile of an existing or planned school, because no such school sites exist. No impact would occur.

e) As originally disclosed in EIR 439, and confirmed on the State's EnviroStor database, the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur associated with either approved SP 327 or the proposed Project, because no hazardous materials sites are located on the subject property.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: EIR 439, Section V, "General Plan Consistency Analysis;"; EIR 439, Section VII.A, "Circulation and Traffic;" Riverside County General Plan Figure S-19 "Airport Locations;" RCLIS; Google Earth (accessed October 10, 2013)

Findings of Fact:

a, b, c & d) Potential impacts to public airports were addressed in EIR 439, which concluded that such impacts would not occur because the Project site is not located within close proximity to any public or private airports and is not under the purview of any airport master plan. Accordingly, the Project has no potential to create an inconsistency with any airport master plan; would not require review by an Airport Land Use Commission; and would not be subject to safety hazards associated with the routine operation of public or private airports in the nearby area. As such, and consistent with the information disclosed in EIR 439, no impacts to airports would occur with implementation of either approved SP 327 or the proposed Project.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?	☐	☐	☒	☐

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Riverside County General Plan Figure S-11 "Wildfire Susceptibility;" Temescal Canyon Area Plan Figure 11 "Wildfire Susceptibility;" Elsinore Area Plan Figure 11 "Wildfire Susceptibility;" RCLIS; Project Application Materials

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a) As reported in EIR 439, the Project site is located within a high fire hazard area and a fuel modification program consistent with County requirements, including Ordinance No. 787 (Uniform Fire Code) is required by implementing development to protect future on-site residents from wildland fire hazards. SP 327A1 does reserve area of fuel modification in accordance with County standards (including defensible space planning at locations where residential areas would interface with areas of natural vegetation). However, the fuel modification areas identified in SP 327A1 would be refined by the fire protection plan(s) that will be required to accompany implementing development proposals (i.e., tentative tract maps) based on the precise location of future homes pursuant to Ordinance No. 787 and the conditions of approval for SP 327 (SP 327 Condition of Approval 10.Fire 006). Proposed SP 327A1 would be similarly conditioned as SP 327 to require the preparation of fuel modification plan(s) for development adjacent to open space areas. In addition, the required fire protection plan(s) would establish requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (i.e., thinning) at locations where development would interface with areas of natural vegetation. Mandatory compliance with the fuel modification plan would ensure that wild land fire hazards affecting the Project site would be less than significant. Implementation of the proposed Project would not result in any new or more severe significant fire hazard impacts on the Project site than previously disclosed in EIR 439.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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)?	☐	☐	☐	☒

Source: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); EIR 439 Appendix C-2 "Bridge Hydraulics for Two Proposed Bridges on Temescal Wash" (Howard H. Chang Consultants); Toscana Specific Plan Preliminary Drainage Study (Appendix F, Proactive Engineering, 2013), Bridge Hydraulics Letter Update (Appendix G, Webb 2013); ProActive Correspondence (2013); Groundwater Impacts Memorandum (Thomas Harder & Co. 2014); Project Application Materials

Findings of Fact:

a) Similar to approved SP 327, the proposed Project is designed to maximize the preservation of the natural drainage courses that traverse the subject property by reserving more than half of the site within open space areas. Storm water flows originating from off-site areas, excluding flows in Temescal Wash, would be captured by one of two proposed underground storm drain systems, which would discharge to the natural drainage course northwest of the Project site and the Temescal Wash, respectively. Specifically, hydrologic analyses performed by ProActive Engineering affirmed the existing drainage conditions of the property and the 100-year runoff entering the adjacent Spanish Hills community from Toscana. The Project is designed to meet Riverside County requirements at all Project outfalls tributary to Spanish Hills and downstream of developed Specific Plan Planning Areas by reducing the 100-year flow rate to Spanish Hills by 50 percent. The analyses show that the reduction would be met by adjusting the amount of the natural watershed runoff that is conveyed to Spanish Hills. A dual drainage system is designed to accomplish this goal and prevent commingling of the Spanish Hills flows from eastern off-site sources with Project flows from on-site development. This approach also addresses 2-, 5-, and 10-year flow requirements in accordance with Riverside County conditions of approval imposed on approved SP 327.

Stormwater flows originating from developed portions of the Project site would be captured via a system of storm drains installed beneath on-site roadways. First flush storm water flows (all flows with the exception of flows from very large storm events) originating from developed areas on-site would be routed to water quality treatment facilities distributed throughout the Project site for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within on-site open space areas (and would then, ultimately, leave the Project site). Water quality treatment of runoff flows in excess of first flush flows would not be necessary, as first flush flows capture the majority of water-borne pollutants (including silt and sediment). With construction of the proposed storm water drainage system on the subject property, the proposed Project would not substantially alter the existing drainage pattern of the

site in any way that could result in substantial on- or off-site erosion. Additionally, the proposed Project would reduce the approved development footprint of SP 327 by approximately 32 acres, which would lessen the geographic extent of disturbances to natural drainage patterns disclosed in EIR 439.

The majority of on-site Project runoff is designed to be directly conveyed to Temescal Wash by the proposed drainage systems. Because the runoff would be directly conveyed to a major watercourse, the Riverside County Flood Control and Water Conservation District's increased runoff criteria does not apply. Velocities would be reduced at the outlet points with the construction of rip-rap outlet structures and/or energy dissipating structures. Therefore, the proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439. Impacts associated with development of SP 327 would be less than significant, consistent with the finding of EIR 439.

b) Impacts to water quality were previously evaluated as part of EIR 439, which concluded that such impacts would be less than significant with mandatory compliance with conditions of approval requiring compliance with the NPDES program (including the conditions would be issued by the Regional Water Quality Control Board to minimize the potential for water-borne pollution being discharged from the Project site) and applicable Riverside County ordinances.

Compliance with the conditions applied to approved SP 327 would involve future on-site residential development preparing and implementing a Storm Water Pollution Prevention Program (SWPPP) during construction-related activities and Water Quality Management Plan (WQMP) during long-term operation. The SWPPP would specify the Best Management Practices (BMPs) that residential development would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the SWPPP and WQMP would ensure that implementing residential development would not violate any water quality standard during short-term construction or long-term operational activities.

The conditions that applied to approved SP 327 would be carried over to the proposed Project. Therefore, future development would be required to implement water quality control plans (i.e., a SWPPP and WQMP) to ensure that development activities on the Project site would not violate any water quality or waste discharge regulations in the near- or long-term. Accordingly, impacts would be less than significant and no new or more severe significant impact would occur beyond those already identified as part of EIR 439.

c) The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source, and therefore would have no impact on groundwater levels due to groundwater extraction. A majority of the Project site would be undeveloped and/or reserved for open space with permeable ground surfaces. Additionally, the proposed Project would reduce the development footprint of the subject property by approximately 32 acres as compared to approved SP 327, thereby providing for the natural infiltration of storm water runoff into the groundwater table to a greater degree than disclosed in EIR 439. Thomas Harder & Co. evaluated geologic and hydrologic data for the Project vicinity and compared approved SP 327 against proposed SP 327A1, and determined that implementation of the Project would not result in any adverse change to the natural water balance of the aquifer system in the Project area. Additionally, Thomas Harder & Co. concluded that the Project

would not substantially reduce infiltration or adversely affect groundwater recharge in the Project area. As such, and consistent with the information disclosed in EIR 439, no substantial depletion of the groundwater supplies would occur with implementation of the proposed Project and impacts would be less than significant.

d) Refer to responses 25(a) and (b), above.

e) As disclosed in EIR 439, the segment of the Temescal Wash that traverses the Project site is located within a 100-year flood hazard area. Besides the Temescal Wash, there are no other 100-year flood hazard areas on the Project site. As with approved SP 327, the proposed Project would not construct any housing within the Temescal Wash; therefore, neither SP 327 nor the proposed Project would place housing within a designated 100-year flood hazard area. Impacts would be less than significant and would similar to those disclosed in EIR 439.

f) The issue of potential flood hazards associated with the construction of structures within a 100-year flood hazard area was previously discussed in EIR 439, which concluded that the construction of two bridges within the 100-year flood zone (i.e., Temescal Wash) would not impede or redirect flood flows and would not increase flood hazards downstream from the subject property. Like approved SP 327, the proposed Project would construct two bridges spanning the Temescal Wash to provide access to the Project site from Temescal Canyon Road; no other structures would be constructed within the 100-year flood zone. The bridges proposed by the Project would have a similar hydrologic effect as those provided by approved SP 327 (refer to Appendix G). Although the bridge design is proposed as a culvert under SP 327A1 as opposed to a slab and pier design approved by SPA 327, the bridges would still be engineered to withstand flood flows associated with a 100-year storm and would not increase flood hazards for downstream properties by redirecting or impeding flood flows. Impacts would be less than significant and no mitigation would be required. The Project would not result in any new or more severe significant impacts than disclosed by EIR 439.

g) The proposed Project would not degrade water quality in ways not previously mentioned above in response 25(b), above, or as previously disclosed in EIR 439. Furthermore, the proposed Project would eliminate a 4.4-acre commercial retail center from SP 327 and replace it with a park. Urban pollutants, such as hydrocarbons and other chemicals, are associated with normal operations of commercial retail centers (resulting from vehicular traffic). In 2006, when EIR 439 was certified, the unincorporated territories of Riverside County within which the Toscana property lies within were regulated by the Municipal Separate Storm Sewer Systems Permit (MS4 Permit) - Order No. R8-2002-0011. The primary purpose of this permit is to regulate discharge of pollutants in urban runoff from MS4 storm drain systems that are owned and operated by the permittees (Toscana lies within the jurisdiction of Riverside County Flood Control and Water Conservation District). Today, that MS4 Permit has been superseded with a current adoption of an updated MS4 Permit (Order No. R8-2010-0033). In addition to higher water quality standards required throughout the new MS4 Permit area, downstream degradations of natural streams and waterways, known as Hydromodification, will also be addressed and incorporated accordingly into the project. The water quality plan for proposed Project is required to comply with standards set forth in the current MS4 Permit. In response to the implementation criteria established in the MS4 Permit, the Permittees established a Riverside County Water Quality Management Plan (WQMP) and corresponding WQMP Template to help projects within the permit area design, comply, operate and adequately demonstrate compliance with permit criteria. A WQMP will be required with each implementing tract map. As such, the Project's WQMPs will utilize the design parameters within the Riverside County WQMP Template.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

With mandatory adherence to the updated MS4 Permit and the elimination of the commercial retail center from SP 327, the proposed Project is expected to result in an overall improvement in the quality of storm water discharged from the Project site.

h) The proposed Project proposes to construct and operate water quality treatment facilities on the subject property. The water quality treatment facilities are designed to filter and pass water into natural drainage courses, and ultimately, the regional drainage system. Storm water in the water quality treatment facilities would not be stagnant, and proposed water quality treatment facilities would drain within the time limits required by the RCFCWCD to preclude vector attraction and odor. Therefore, there is no potential for proposed water quality treatment facilities to attract vectors or produce obnoxious odors. As such, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to hydrology and water quality continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

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?	☐	☐	☐	☒
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 water body?	☐	☐	☐	☒

Source: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); EIR 439 Appendix C-2 "Bridge Hydraulics for Two Proposed Bridges on Temescal Wash" (Howard H. Chang Consultants); Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones;" Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone;" Temescal Canyon Area Plan Figure 10 "Flood Hazards;" Elsinore Area Plan Figure 10 "Flood Hazards;" Project Application Materials

Findings of Fact:

a & b) Similar to approved SP 327, the proposed Project is designed to maximize the preservation of the natural drainage courses that traverse the subject property by reserving more than half of the site

within open space areas. The proposed Project would not substantially alter existing drainage patterns or flooding conditions. Storm water flows originating from off-site areas, excluding flows in Temescal Wash, would be captured by one of two proposed underground storm drain systems; these underground storm drain systems would discharge to a natural drainage course northwest of the Project site and the Temescal Wash, respectively. The proposed dual storm drain system would reduce potential flood hazard risks (due to stormwater flows originating off-site of the subject property) within the Spanish Hills community located northwest of the Project site. The proposed Project would not worsen any off-site flooding conditions and would potentially improve conditions by reducing flooding potential in the community of Spanish Hills.

Stormwater flows originating from developed portions of the Project site would not substantially alter drainage patterns and would not cause flooding, as the stormwater would be captured via a system of storm drains installed beneath on-site roadways and conveyed to natural drainage courses at no greater volume than is carried by the natural drainages under existing conditions. First flush storm water flows originating from developed areas on-site would be routed to water quality treatment facilities distributed throughout the Project site for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows (during very large storm events) would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within on-site open space areas (and would then, ultimately, leave the Project site). Detention basins are not required on the Project site to attenuate runoff flows originating from developed areas on-site to pre-development levels due to the direct proximity of the property to the Temescal Wash. Detention basins would delay the discharge of storm water flows into the Temescal Wash during peak storm events. If detention were proposed, storm water flows would be discharged into the Temescal Creek closer to the peak flow rate of the Wash, thereby potentially exposing areas on the Project site and properties downstream to an increased risk of flooding.

With construction of the proposed storm water drainage system, the proposed Project would not substantially alter the existing drainage pattern of the Project site or change absorption rates in any way that could result in flooding on- or off-site. Furthermore, the proposed Project would reduce the development footprint of SP 327 by approximately 32 acres, thereby providing a drainage condition (runoff patterns and absorption rate) that more closely resembles natural conditions of the Project site than approved SP 327. Accordingly, the proposed Project would result in less-than-significant impacts to the hydrology of the Project site, and impacts would be reduced as compared to those previously disclosed in EIR 439. No mitigation is required.

c) As disclosed in EIR 439, a portion of the Project site is located within the Dam Inundation Area for Lee Lake. EIR 439 concluded that flood hazard risks on the subject property associated with the failure of Lee Lake would be less than significant because all areas on the subject property within the Dam Inundation Area would be retained as open space; no habitable structures would be located within the Dam Inundation Area. Although the proposed Project includes a different land use design than what was evaluated in EIR 439, the proposed Project would reserve areas on the property within the Dam Inundation Area as open space. No homes or habitable structures would be constructed on the subject property within the designated Dam Inundation Area. Accordingly, implementation of the proposed Project would 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 Lee Lake. Consistent with the information disclosed in EIR 439, impacts would be less than significant. The Project would not result in any new or more severe significant impacts than disclosed by EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

d) As discussed above in the responses to Items 26(a) and (b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the Project site and would reduce the development impact footprint of SP 327 by approximately 32 acres, which retains the Project site's natural drainage pattern to a greater extent than disclosed in EIR 439. Because the Project would not substantially alter the drainage characteristics of the Project site, there would be not be a substantial increase in the amount of surface water in downstream water bodies. Impacts would be less than significant, which is the same conclusion drawn by EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to hydrology and water quality continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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?	☐	☐	☐	☒
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: SP 327; EIR 439, Section V, "General Plan Consistency Analysis;" Riverside County General Plan; City of Corona General Plan; City of Lake Elsinore General Plan; RCLIS; Project Application Materials

Findings of Fact:

a) The Project site encompasses an approved specific plan (SP 327), which designates the Project site for development with residential land uses, commercial retail land uses, recreation facilities (parks and club house), and open space. As concluded in EIR 439, development of the Project would not result in a substantial alteration of the present or planned land uses in the Temescal Canyon or Elsinore Area Plans. Modifications proposed as part of the Project involve the reconfiguration of residential land uses, recreation facilities, and public facilities (i.e., potable and recycled water tanks) within SP 327, the elimination of the commercial retail center, the addition of water quality facilities, and the provision of additional open space. Proposed changes to the land uses within SP 327 would not comprise a "substantial alteration" of the present or planned land use of the area beyond what was already disclosed in EIR 439.

b) EIR 439 did not identify any adverse effect to the Spheres of Influence to the Cities of Corona and Lake Elsinore that would result from implementation of SP 327. The entire Project site is located within the Sphere of Influence of the City of Corona, with the exception of approximately 54 acres in the southeastern corner of the Project site (which is located within the Sphere of Influence of the City of Lake Elsinore). The City of Corona General Plan designates the portion of the Project site within its Sphere of Influence for Light Industrial land uses; the City of Lake Elsinore designates the portion of the Project site within its Sphere of Influence for open space land uses (i.e., Open Space and Floodway). The proposed Project would reserve the portion of the site within the City of Lake Elsinore Sphere of Influence as undeveloped open space; therefore, implementation of the proposed Project

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

would not affect the planned land uses within the City of Lake Elsinore Sphere of Influence. The remaining portions of the Project site would be planned for residential, recreation (i.e., parks), public facility (i.e., potable and recycled water tanks), water quality treatment; and open space land uses, which is differs from the Light Industrial land uses planned for this area by the City of Corona General Plan. Although the proposed Project would develop a portion of the City of Corona's Sphere of Influence with land uses other than those identified in the City of Corona General Plan, no physical land use impact would occur as a result of the inconsistency. Therefore, a significant impact to the environment is not identified. As such, the proposed Project would not result in any new or more severe significant environmental impacts associated with land use designation inconsistencies within a City Sphere of Influence or within City boundaries than disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

28. Planning 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 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: EIR 439, Section V, "General Plan Consistency Analysis;" Riverside County General Plan; Temescal Canyon Area Plan; Elsinore Area Plan; RCLIS; Project Application Materials

Findings of Fact:

a) The Project site is zoned "Specific Plan" (SP) and development of the property is governed by the Zoning Ordinance for approved SP 327 (Ordinance No. 348.4449). The Project would modify the Zoning Ordinance for SP 327 to reflect the modifications proposed by SP 327A1. With approval of the proposed Project, there would be no inconsistency with the subject property's zoning designation and no impact would occur.

b & c) The issues of land use and zoning compatibility were evaluated as part of EIR 439, which concluded that development of the Project site as a master-planned mixed use community with residential and commercial retail land uses would be compatible with surrounding land uses and zoning. There are no components of the proposed Project that would alter the conclusions of EIR 439 with respect to land use compatibility, as proposed revisions to SP 327 would reconfigure and reprogram the residential portion of SP 327 (but would not increase the maximum number of permitted dwelling units), would replace the commercial retail center with park land uses, would add public facility land uses (i.e., potable and recycled water tanks), would add water quality treatment facilities, and would increase the amount of undeveloped, natural open space on-site. The

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

modifications proposed by the Project would not substantially alter the character of planned development on the Project site and would not present a conflict with surrounding land uses and zoning. As such, a significant land use compatibility impact would not occur.

d) EIR 439 evaluated the consistency of SP 327 with the Riverside County General Plan, and found that SP 327 would be consistent with all applicable policies of the General Plan, including the applicable policies of the East Temescal Hillside and Temescal Wash Policy Areas. No component of the proposed Project would create a new or more severe inconsistency with any County General Plan policy and result in new or more severe impacts to the physical environment. Accordingly, the Project would be consistent with the land use designations and applicable policies of the County General Plan and a significant impact would not occur. This conclusion is consistent with the finding of EIR 439.

e) The Project site is mostly vacant and implementation of the proposed Project would not result in the physical disruption or division of any established communities on-site. To the east and west of the Project site is vacant land; the Project is physically separated from the vacant land to the west by the Temescal Wash under existing conditions. To the north of the Project site are scattered rural, single-family residences; development on the Project site would not affect these existing residential uses. Further, the Project has no potential to disrupt or physically divide the rural residential community to the north or prevent access from these areas to major circulation facilities to the south (e.g., Temescal Canyon Road, I-15). The Project would represent a continuation of an existing pattern of residential development from the south (although the Project site is physically separated from the existing residential land uses to the south by I-15), and would be consistent with the planned pattern of land uses within the local area as anticipated by the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans. In addition, the Project would improve a Circulation Element roadway (i.e., Temescal Canyon Road) and would protect the roadway from the Temescal Wash floodplain, thereby increasing the utility of this roadway and facilitating local access during peak storm events. As such, the Project would not disrupt or divide the physical arrangement of an established community. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Source: EIR 439, Section VI.H, "Mineral Resources;" Riverside County General Plan Figure OS-5 "Mineral Resources Area;" Project Application Materials

Findings of Fact:

a & b) As concluded by EIR 439, implementation of SP 327 would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the State nor would implementation of SP 327 result in the loss of availability of a site designated by the County as a locally-important mineral resource recovery area. EIR 439 did disclose that the on-site segment of the Temescal Wash has the potential to contain construction aggregate materials suitable for extraction; however, the Temescal Wash was not considered to be suitable for mineral extraction because of current economic trends and environmental regulatory requirements (due to the sensitive biological characteristics of the Temescal Wash). No component of the proposed Project would result in new impacts to mineral resources or increase the severity of impacts to mineral resources beyond those disclosed in EIR 439, and, like SP 327, the proposed Project would retain the Temescal Wash as open space. Accordingly, implementation of the Project would not cause the loss of availability of important mineral resources and impacts would be less than significant. This conclusion is consistent with the finding of EIR 439.

c & d) The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. No mines on or around the subject property have been identified since EIR 439 was certified in 2004, so there has been no change in circumstance. Accordingly, there is no potential for the proposed Project to cause an incompatibility with or present a hazard to a mine or quarry. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
30. Airport Noise 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 ☒ 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: EIR 439, Section VI.D, "Noise;" Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 14, 2013); RCLIS

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a & b) Consistent with information disclosed in EIR 439, the Project site is not located within an airport influence are or within two miles of a public or private airport or airstrip. As such, the proposed Project could not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

31. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: EIR 439, Section VI.D, "Noise;" Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 14, 2013)

Findings of Fact:

There are no active railroad corridors in the vicinity of the Project site. Accordingly, and consistent with the information disclosed in EIR 439, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

32. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: EIR 439, Section VI.D, "Noise;" EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Google Earth (accessed October 14, 2013)

Findings of Fact:

The Project site is approximately 0.2-mile north of a source of highway noise (i.e., I-15). EIR 439 did not identify any significant, adverse effects to future residents on the Project site due to noise from I-15. No component of the Project would increase noise effects due to highway noise above levels assumed in EIR 439, as proposed residential development would be set back from I-15 at a similar distance to what was provided by approved SP 327 and would be of a similar character. Therefore, new or more sever impacts due to highway-related noise would not occur with implementation of the proposed Project.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: EIR 439, Section VI.D, "Noise;" Google Earth (accessed October 14, 2013)

Findings of Fact:

EIR 439 did not disclose any other sources of noise that have the potential to expose people residing in the Project area to excessive noise. The proposed Project does not propose any noise sources that were not previously disclosed in EIR 439. Therefore, no other noise impacts would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: EIR 439, Section VI.D, "Noise;" EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure"; Trip Generation Analysis (Urban Crossroads, 2013); EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-2 "Seismic Refraction Survey" (Terra Geosciences, 2000); EIR 439 Appendix B-4 "General Geologic Investigation & Shallow Refraction Seismic Refraction for Rippability Study" (Pacific Soils and Engineering, 1989); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Rock Blasting Analysis (Appendix C2, Revey 2013), Project Application Materials

Findings of Fact:

a) As discussed in EIR 439, implementation of SP 327 would not cause significant, permanent increases to ambient noise levels in the vicinity of the subject property. EIR 439 found that project-related traffic noise, which would be the primary source of off-site noise associated with SP 327, would not contribute substantial noise (i.e., 3.0 dBA CNEL) to any roadway segment that was located adjacent to sensitive receptors and exceeded the County's noise standard (65 dBA) at the time EIR

439 was certified or under projected, future conditions. Noise contributions of 3.0 dBA CNEL or less are considered to be less-than-significant because such noise changes would not represent a perceptible change to the noise environment.

The land uses proposed by the Project are less traffic intensive than what was evaluated in EIR 439. A trip generation analysis prepared for the proposed Project concluded that the Project would generate 3,434 fewer daily traffic trips than approved SP 327, and would therefore result in a concomitant decrease in off-site noise contributions, as compared to what was disclosed in EIR 439. Accordingly, implementation of the proposed Project would not result in a substantial permanent increase in ambient noise levels, and impacts would be less than those disclosed in EIR 439.

b) EIR 439 disclosed that construction activities on the Project site would result in temporary or periodic increases to ambient noise levels, but that construction-related noise impacts would be reduced to less-than-significant levels through mandatory compliance with the County Noise Ordinance (which would restrict the hours during which construction activities could occur on the subject property). Construction activities proposed by the Project would be similar to what was evaluated in EIR 439. Like approved SP 327, the proposed Project would be required to comply with the standards and restrictions of the County Noise Ordinance to ensure that construction activities would not expose persons in the vicinity of the subject property to substantial temporary or periodic increases to ambient noise levels. Implementation of the Project would not result in any new or more severe construction-related noise impacts than were previously disclosed in EIR 439.

c) EIR 439 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise levels. As concluded in EIR 439, the Project would neither expose off-site sensitive receptors to noise levels exceeding County standards nor expose future on-site residents to noise levels exceeding County standards. As discussed above under the response for Item 34(a), the Project would be less traffic intensive than approved SP 327, and would, therefore, generate less off-site noise than disclosed in EIR 439. Further, as described above under the response to Item 32, residential uses proposed by the Project would be set back from potential sources of substantial noise (e.g., Temescal Canyon Road and I-15) at a similar distance as approved SP 327 and would also be constructed of a similar character. Accordingly, the proposed Project would not expose persons to or generate substantial noise levels in excess of the noise levels disclosed in EIR 439.

d) There are no conditions associated with the proposed Project that would result in the exposure of residents either on or off-site to new or more severe ground-borne vibration or ground-borne noise impacts than would have occurred under approved SP 327 and previously disclosed in EIR 439. During construction of the proposed Project, the construction equipment likely to be used would be similar to the equipment fleet evaluated in EIR 439, and is not anticipated to produce significant amounts of ground-borne vibration of ground-borne noise levels. In addition, as disclosed in EIR 439, and confirmed in the rock blasting analysis contained in Appendix C1, it is highly unlikely that potential blasting activities on the Project site would produce a significant amount of ground-borne vibration beyond the boundary of the property. During long-term operation of the proposed Project, there are no uses proposed on the Project site that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. Accordingly, Project-related impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant, and would be similar to those disclosed in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's noise impact continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Source: EIR 439, Section V, "General Plan Consistency Analysis;"; EIR 439, Section IX, "Mandatory CEQA Topics;" Riverside County General Plan; Project Application Materials; RCLIS; Google Earth (accessed October 10, 2013)

Findings of Fact:

a & c) The Project site contained two occupied residences at the time EIR 439 was certified in 2006. Under existing conditions (2013), the Project site contains one (1) unoccupied residential structure and associated outbuildings; however, one person lives in a motorhome that is parked on the subject property. Although the Project would demolish the existing residential unit on-site (and would remove the occupied motorhome on-site), the displacement of one (1) person would not result in the need for construction of replacement housing elsewhere because the elimination of one (1) housing unit (and the movement of one motorhome) does not comprise a substantial number of homes. Moreover, the Project involves the construction of 1,443 residential units on-site. Based on these considerations, implementation of the proposed Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere. Impacts would be less than significant. This conclusion is consistent with the findings of EIR 439.

b) As with approved SP 327 and as disclosed by EIR 439, the proposed Project provides housing on a property (i.e., the Project site) that is designated for residential use by the Riverside County General Plan. Development of the Project as proposed would not result in an increase in demand for

affordable housing, which will be accommodated County-wide though implementation of Riverside County General Plan and as evaluated in the Riverside County General Plan EIR. Accordingly, and as concluded by EIR 439, no impact would occur.

d) EIR 439 did not disclose any redevelopment areas as being located on or near the Project site. According to the Riverside County GIS database (RCLIS), the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would not affect any such area.

e) EIR 439 included an analysis demonstrating that SP 327 was consistent with the Land Use Element of the County's General Plan would not result in a substantial population increase. Although the Project would result in minor modifications to the internal distribution of land uses on the Project site, the total number of proposed on-site dwelling units would be the same as approved SP 327 (i.e., 1,443). Accordingly, implementation of the Project would not increase the projected number of future residents on the Project site under long-term conditions as compared to approved SP 327, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

f) The proposed Project seeks modifications to approved SP 327. There are no components of the proposed Project that would result in a substantial inducement to population growth above what was already disclosed in EIR 439. The proposed Project would involve the extension of infrastructure as necessary to accommodate development within the SP 327 area, and such infrastructure would not result in substantial population growth in the area, either directly or indirectly. In addition, the proposed Project would improve Temescal Canyon Road along the Project site frontage. Temescal Canyon Road is identified as a Circulation Element facility by the Riverside County General Plan Circulation Element. As such, construction of this roadway can be reasonably expected to occur with or without the proposed Project. Accordingly, impacts associated with population inducement would not occur. This conclusion is consistent with the finding of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Project Application Materials

Findings of Fact:

Impacts associated with fire protection services were evaluated and disclosed in EIR 439, which found that implementation of the Project would not overburden Riverside County Fire Department resources, and would not result in the need to construct or physically alter fire stations to provide adequate service levels. Since certification of EIR 439 in 2006, additional fire protection facilities have

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

been constructed in close proximity to the Project site. The Toscana property is now within the response area of the Riverside County Fire Department (RCFD) Fire Station #64 located at 25310 Campbell Ranch Road, approximately two miles from the Project site and within a five minute response time to the Project site. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately seven miles from the Project site. Additional agencies such as the USDA-Forest Service and nearby fire departments would likely respond with equipment under mutual aid agreements but may arrive after RCFD engines were on-scene.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 787 (Uniform Fire Code) and Ordinance No. 659 (Development Impact Fee Program), would further reduce potential adverse impacts to local fire protection services. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327 and would eliminate the 4.4-acre commercial retail center (which would support over 50,000 square feet of combustible structures); therefore, the Project would not increase the demand for fire protection services beyond the level disclosed in EIR 439. Further, the Project would be conditioned to comply with the same County regulations as approved SP 327 to maximize safety and minimize the demand for fire protection services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to fire protection services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

37. Sheriff Services	☐	☐	☐	☒

Source: EIR 439, Section VII.D, "Law Enforcement Services;" Project Application Materials

Findings of Fact:

Impacts associated with fire protection services were evaluated and disclosed in EIR 439, which found that implementation of the Project would not overburden Riverside County Sheriff Department resources, and would not result in the need to construct or physically alter sheriff stations to provide adequate service levels. EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 659 (Development Impact Fee Program), would further reduce potential adverse impacts to local police protection services. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327 and would eliminate the 4.4-acre commercial retail center (which would support over 50,000 square feet of commercial retail space); therefore, the Project would not increase the demand for sheriff services beyond the level disclosed in EIR 439. Furthermore, like approved SP 327, the Project would be conditioned to comply with Ordinance No. 659, which would provide fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Accordingly, the proposed Project would not result in any new or more severe significant impacts to police protection services than previously disclosed by EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to sheriff services continue to apply to the proposed Project.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Monitoring: Monitoring shall occur as specified in EIR 439.

38. Schools ☐ ☐ ☐ ☒

Source: EIR 439, Section VII.F, "Schools;" Project Application Materials

Findings of Fact:

As disclosed in EIR 439, the construction of 1,443 residential homes – as provided by approved SP 327 and proposed by the Project – would increase the population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the Corona-Norco Unified School District (CNUSD). EIR 439 concluded that required payment of school impact fees would constitute complete mitigation for project-related impacts to school services (pursuant to the Leroy F. Greene School Facilities Act of 1998, Senate Bill 50).

The CNUSD plans for long-term facilities based on the land uses specified by the Riverside County General Plan Land Use Plan. Implementation of the Project would result in the ultimate development of 1,443 residential dwelling units on the Project site, which is consistent with approved SP 327, and therefore, the Riverside County General Plan Land Use Plan. Although it is possible that the CNUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by CNUSD and is not the responsibility of the Project. The Project would, however, be required to contribute school impact fees pursuant to the requirements of SB 50. Mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significant, and no mitigation would be required. Accordingly, implementation of the proposed Project would not result in any new or more severe significant impacts to public school services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

39. Libraries ☐ ☐ ☐ ☒

Source: EIR 439, Section VII.G, "Libraries;" Project Application Materials

Findings of Fact:

Impacts to public library services were evaluated and disclosed in EIR 439, which found that implementation of SP 327 would not overburden facilities or resources of the Riverside County Library System. EIR 439 concluded that mandatory compliance with County Ordinance No. 659 (Development Impact Fee Program) would further reduce potential adverse impacts to local library services by providing fair-share funds for the acquisition of additional library materials. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327; therefore, the Project would not increase the demand for library services beyond the level disclosed in EIR 439. Furthermore, as with approved SP 327, the Project would be conditioned to comply with the

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for library services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to library services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

40. Health Services	☐	☐	☐	☒

Source: EIR 439, Section VII.E, "Health Services;" Project Application Materials

Findings of Fact:

Potential impacts to public health services were evaluated and disclosed in EIR 439, which found that implementation of SP 327 would not overburden Riverside County's public health services facilities or resources. EIR 439 concluded that mandatory compliance with County Ordinance No. 659 (Development Impact Fee Program) would further reduce potential adverse impacts to public services by providing fair-share funds for the provision of public health services and the acquisition of needed equipment/resources. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327; therefore, the Project would not increase the demand for public health services beyond the level disclosed in EIR 439. Furthermore, as with approved SP 327, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for public health. Accordingly, the proposed Project would not result in any new or more severe significant impacts to public health services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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 New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Source: EIR 439, Section VII.B, "Parks and Recreation;" CSA 152B Park and Recreation Master Plan; Riverside County Ordinance No. 460; Riverside County Ordinance No. 659; Project Application Materials

Findings of Fact:

a) The proposed Project would slightly modify the configuration of planned park land within SP 327 as compared to what was evaluated in EIR 439. The proposed Project would construct 21.4 acres of parks, as well as pedestrian trails, on the subject property. No off-site parks or recreational improvements are proposed or required as part of the Project. Construction of on-site recreational amenities proposed by the Project would result in potential impacts to air quality, biological resources, cultural resources, and hydrology and water quality, which have already been disclosed and evaluated within the respective issue areas of EIR 439 and this EIR Addendum. Where potentially significant impacts associated with the construction of park facilities on the Project site are identified EIR 439, mitigation measures are identified to reduce the impact to the maximum feasible extent. The mitigation measures identified in EIR 439 would continue to apply to the proposed Project. With the implementation of required mitigation, the proposed Project would not result in significant environmental impacts associated with the construction of recreational facilities on-site that are new or more severe than what was previously disclosed in EIR 439.

b) Impacts associated with Project residents' use of existing recreational facilities were evaluated and disclosed in EIR 439, which concluded that SP 327 would not contribute to substantial physical deterioration of existing neighborhood and regional parks because SP 327 would provide sufficient park land on-site to accommodate on-site residents' demand and would pay impact fees pursuant to County Ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire, construct, and/or maintain regional and community park and recreation facilities.

Implementation of the proposed Project would slightly decrease the amount of park land on the subject property, from 18.7 gross acres under approved SP 327 to 21.4 gross acres under the proposed Project. The Project site is located within County Service Area (CSA) 152B, which is responsible for providing park and recreational facilities in the local area. The County of Riverside is responsible for providing regional park facilities in the County. Based on population generation rates included in the CSA 152B Park and Recreation Master Plan, buildout of the proposed Project would generate an on-site population of approximately 3,737 persons (1,443 dwelling units x 2.59 persons per household = 3,737 persons). CSA 152B has a standard of 5.0 acres of park land per 1,000 residents, which would correspond in a total demand of approximately 18.69 net acres of park land on the Project site ([3,737 persons/1,000 persons] x 5.0 acres = 18.69 acres). As noted above, the Project would provide a total of 21.4 gross acres of park land on-site, which would meet the minimum park land requirement of CSA 152B. Further, as a standard condition of Project approval, the Project would be required to pay development impact fees (DIF) pursuant to Ordinance No. 659, which would provide additional funding for CSA 152B and the County of Riverside for the provision of park and recreation facilities, including regional park facilities. As such, the proposed Project would not result in a substantial increase in the use of existing neighborhood or regional parks that could lead to or substantially contribute to their physical deterioration. Therefore, impacts would be less than significant and no mitigation would be required. This conclusion is consistent with the findings of EIR 439.

c) The Project site is located within the service area of CSA 152B. Park land dedication on the Project site would be governed by the CSA 152B Park and Recreation Master Plan, which allows for

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

the dedication of park land in lieu of the payment of park land fees (i.e., Quimby Fees). As described above under the response to Item 41(b), the Project would provide 21.4 acres of park land on the subject property, which would exceed the Project's obligation to provide approximately 18.69 acres of park land on-site. Accordingly, the Project would provide adequate areas of recreational uses on-site. A significant impact would not occur and no mitigation would be required. Impacts would be similar to those disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

42. Recreational Trails	☐	☐	☐	☒

Source: EIR 439, Section VII.B, "Parks and Recreation;" Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

Temescal Canyon Area Plan Figure 8, *Trails and Bikeway System*, depicts planned recreational trails within the Project vicinity. As shown, a regional trail is planned to traverse the central and eastern portions of the Project site, and a multi-purpose trail is proposed on Temescal Canyon Road along the Project site's frontage. The proposed Project would result in slight modifications to the planned regional trail system on the Project site, but the revised trail alignment would be consistent with the planned trail designations as applied to the property by the Temescal Canyon Area Plan. The proposed Project would also provide a multi-purpose trail along Temescal Canyon Road, as planned by the Temescal Canyon Area Plan. Therefore, a significant impact would not occur. This finding is consistent with the conclusions of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

TRANSPORTATION/TRAFFIC Would the project				
43. 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	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
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: EIR 439, Section VII.A, "Circulation and Traffic;" EIR 439, Technical Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Trip Generation Analysis (Appendix H, Urban Crossroads, 2013); Congestion Management Program; Ord. No. 460; Ord. No. 461; Google Earth (accessed October 14, 2013); RCLIS; Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that approved SP 327 would generate an average of 17,707 traffic trips per day, including 1,183 vehicle trips during the AM peak hour (7AM-9AM) and 1,811 vehicle trips during the PM peak hour (4PM-6PM). As part of the proposed Project, SP 327 would be modified to eliminate an approximately 4.4-acre commercial retail center. The overall residential dwelling unit count would not change as part of the Project (i.e., 1,443 dwelling units). Based on a Trip Generation Analysis prepared by Urban Crossroads (2013), the proposed Project would generate approximately 14,272 average daily traffic trips, including 1,162 AM peak hour vehicle trips and 1,491 PM peak hour vehicle trips, which corresponds to a substantial reduction compared to the average daily traffic trips that would occur under approved SP 327. Impacts associated with buildout of SP 327 were fully evaluated in EIR 439, which concluded that, with mitigation, impacts to circulation and traffic would be reduced to less-than-significant levels, with the exception of a significant and unavoidable cumulative impact to I-15. The mitigation measures identified in EIR 439 would continue to apply to the proposed Project, and although the Project would substantially reduce average daily traffic trips as compared to approved SP 327, thereby reducing the contribution of Project-related traffic to the local and regional circulation network, the proposed Project is still anticipated to conflict with California Department of Transportation's (Caltrans) standards for the effective performance of the State Highway System, and the Project would result in a significant and unavoidable cumulative impact to I-15. Accordingly, implementation of the Project would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

b) The only CMP-designated roadway in the Project vicinity is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses

identified by the County's General Plan land use map. Existing Specific Plan No. 327 is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, recreational, and open space land uses on the subject property. The proposed Project seeks to eliminate a 4.4-acre commercial retail center from SP 327, while keeping residential density within the SP 327 unchanged. As described above under Response 43(a), traffic volumes generated by the Project would not exceed the traffic volumes associated with SP 327 disclosed in EIR 439. Therefore, the proposed Project would be consistent with the traffic projections within the applicable congestion management plan, and would not result in new impacts that were not previously identified in EIR 439.

c & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a waterway or active rail corridor. Therefore, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

e) The proposed Project would be conditioned to construct all on-site roadway segments and frontage improvements in accordance with Riverside County road improvement standards and specifications. Accordingly, the proposed Project would not create any sharp curves, dangerous intersections, or other transportation hazards. The land uses proposed on the Project site would be compatible with the surrounding area; therefore, the proposed Project would not create or substantially increase a transportation hazard due to incompatible uses.

f) Implementation of approved SP 327 is advancing improvements to an existing public road (Temescal Canyon Road). Furthermore, development of the property either under approved SP 327 or the proposed Project would establish internal streets on the Project site that have the potential to be dedicated to the County as public roads), which would require maintenance. Although public roads require periodic maintenance, such maintenance is inherent in operational activities assumed for the Project and would not cause any new or more severe physical impacts to the environment beyond those disclosed in EIR 439.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. The proposed Project would have similar construction characteristics as analyzed by EIR 439. As such, it is concluded that the proposed Project would not cause a substantial adverse effect upon circulation during construction, and a significant impact would not occur.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. This conclusion is consistent with the findings of EIR 439.

i) The proposed Project would accommodate multi-use trails on the subject property and along its frontage with Temescal Canyon Road. The Project site is not served by the Riverside Transportation Agency (RTA) under existing conditions; however, pursuant to Mitigation Measure AQ-13 (see "Air Quality," above), the Project would install a bus turnout along Temescal Canyon Road as approved by RTA. Accordingly, implementation of the Project would not result in conflicts with adopted policies

supporting alternative transportation, and would not result in a new or more severe impact that was not previously identified in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measures CIRC-1 through CIRC-4, as specified in EIR 439, have been revised. Mitigation Measures CIRC-1 through CIRC-4 have been revised to reflect modifications to the design of SP 327 (i.e., changes to road names and proposed on-site roadway improvements) and currently applicable County of Riverside road improvement standards. Mitigation Measure CIRC-3 has been revised to reflect the currently applicable County of Riverside Development Impact Fee Ordinance (Ordinance No. 659.12) and to clarify the mitigation responsibilities of the Project. Mitigation Measure CIRC-4 has been revised to reflect current as-built conditions in the vicinity of the Project, to update the roadway improvements required of the Project, and to reflect modifications to the design of SP 327 (i.e., changes to road names). All measures identified in EIR 439 to minimize SP 327's traffic impact, including CIRC-1 through CIRC-4, as revised below, continue to apply to the proposed Project.

CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive and Toscana Drive. Traffic signals shall be provided at the two project access points.

CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are described as follows:

(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive and at Toscana Drive) along Temescal Canyon Road.

(b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive, of a length determined by the project's traffic study. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road onto Toscana Drive, of a length determined by the project's traffic study. The construction of through lanes may be a TUMF improvement.

(c) Construct Temescal Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(d) Construct Toscana Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(e) Construct "A" Street within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.

(f) Onsite traffic signage and striping should be implemented in conjunction with detailed construction plans for the project site.

(g) Sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and Riverside County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

CIRC-3: Offsite Roadway Improvements: Required intersection improvements are shown on EIR Table VII.A-8.

(a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation fees, through the County's development impact fee (DIF) for traffic signals pursuant to County Ordinance 659.12.

(b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and re-align the roadway.

(c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF).

(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program:

- Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement.

- Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange).

- The Interstate 15 / Temescal Canyon Road interchange.

- The Interstate 15 / Indian Truck Trail interchange.

(e) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify roadway improvements necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.

CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.

The following County Transportation Department conditions shall be implemented:

10.TRANS.3 SP - SP 327 / IMPROVEMENTS

All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS.4 SP - SP 327 / WRCOG TUMF

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. PRIOR TO ANY PROJECT APPROVAL

30.TRANS.1 SP - SP 327 / TS INSTALLATION

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:

- Temescal Canyon Road / Temescal Hills Drive
- Temescal Canyon Road / Toscana Drive
- Temescal Canyon Road / Glen Ivy Road
- Temescal Canyon Road / Indian Truck Trail
- De Palma Road / Indian Truck Trail

with no fee credit given for Traffic Signal Mitigation Fees.

- I-15 NB Ramps / Indian Truck Trail
- I-15 SB Ramps / Indian Truck Trail
- Temescal Canyon Road / Indian Truck Trail
- Temescal Canyon Road / Horsethief Canyon Road
- Temescal Canyon Road / Campbell Ranch Road
- Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North
- Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility.

30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.

30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 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.

30.TRANS.3 SP - SP 327 / TS GEOMETRICS

The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map.

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometrics:

Northbound: one through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one trap right-turn lane
Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Toscana Drive South (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics (Note – this improvement has been constructed):

Northbound: one through lane
Southbound: one through lane, one right turn lane
Eastbound: two left-turn lanes, one right-turn lane
Westbound: N/A

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared left turn lane, one right-turn lane, one shared right turn lane
Southbound: N/A
Eastbound: two left-turn lanes, two through lanes
Westbound: two through lanes, one right turn lane

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane, one shared right turn lane
Eastbound: three through lanes, one right-turn lane
Westbound: one left-turn lane, two through lanes

30.TRANS.4 SP - SP 327 / INTERSECTION SPACING

Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department.

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 439.

44. Bike Trails	☐	☐	☐	☒

Source: EIR 439, Section VII.B, "Parks and Recreation;" Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

The proposed Project would provide a bike lane along Temescal Canyon Road in conformance with Figure 8, *Trails and Bikeway System*, of the Temescal Canyon Area Plan. Accordingly, implementation of the Project would not create an inconsistency or conflict with the planned bike trail alignment for the area and a significant impact would not occur. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

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 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: EIR 439, Section VI.F, "Water Resources;" Project Application Materials; Water Supply Assessment (Appendix I, Lee Lake Water District, 2013)

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a) As discussed in EIR 439, the Lee Lake Water District (LLWD) would provide domestic water service for the Project, treated by existing treatment facilities that do not require expansion to service the Project. The LLWD would also provide recycled water service to the proposed Project; recycled water was not available to the Project site at the time EIR 439 was certified in 2006. Potential physical impacts associated with supplying potable water to a master-planned residential community, including the construction of on- and off-site water conveyance infrastructure and storage tanks, were evaluated as part of EIR 439, which concluded that impacts would be less than significant. On- and off-site potable water infrastructure and storage tank improvements proposed by the Project would be similar to approved SP 327. Although the Project would construct on- and off-site recycled water infrastructure not previously planned for by approved SP 327, the proposed recycled water infrastructure would occupy a similar on-site and off-site (within existing Temescal Canyon Road) physical footprint as water infrastructure improvements included as part of SP 327 and evaluated in EIR 439. Accordingly, the construction of recycled water infrastructure as part of the Project would not result in new or more severe impacts to water utilities above what was previously disclosed in EIR 439.

b) Potential water supply impacts associated with delivering domestic water to the development approved by SP 327 were evaluated as part of EIR 439, which concluded that impacts would be less than significant. As documented in the proposed Project's Water Supply Assessment issued by LLWD, the amount of water demanded by the Project would be 0.9 million gallons per day (mgd), compared to 1.9 mgd that LLWD previously estimated. This reduction of 1.0 mgd is due in part to the availability of recycled water, which was not available at the time SP 327 was approved, and also in part to the reduced development intensity associated with removal of commercial land uses previously planned on the site, and the planned use of water-efficient practices such as low water-use landscaping techniques. Furthermore, the proposed Project is required to implement the most recent version of the California Building Standards Code that requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use (which is not reflected in the potable water demand projections in the paragraph above), as compared standard baselines for plumbing fixtures and fittings. The water conservation requirements of the California Building Standards Code are anticipated to further reduce potable water demand above levels disclosed in EIR 439. As such, the proposed Project would result in a measurable decrease in the demand for potable water as disclosed in EIR 439. Sufficient water supplies from existing entitlements or resources are available from LLWD to serve the Project, and new or expanded entitlements would not be needed. As such, impacts would be less than significant and mitigation would not be required. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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: EIR 439, Section VI.F, "Water Resources;" California Building Standards Code; Project Application Materials;

Findings of Fact:

a & b) As discussed in EIR 439, the subject property is located within the wastewater service area of the LLWD. Potential impacts associated with supplying wastewater services to a master-planned residential community, including the construction of wastewater conveyance infrastructure, were evaluated as part of EIR 439, which concluded that SP 327 would result in a significant cumulative impact to LLWD wastewater conveyance and treatment facilities due to a lack of capacity (within a wastewater pumping station along Temescal Canyon Road and at LLWD's Water Reclamation Facility). Mitigation was imposed on SP 327 by EIR 439 to ensure that the Master Developer of SP 327 provide fair share payments for the expansion of the pump station and water treatment facilities. After mitigation, EIR 439 concluded that SP 327 would result in less-than-significant impacts to LLWD wastewater conveyance and treatment facilities.

The proposed Project would modify SP 327 to replace the 4.4-acre commercial retail center with a park, which would reduce the amount of wastewater generated by the Project below the levels disclosed in EIR 439. In addition, the proposed Project would be required to comply with the most recent version of the California Building Standards Code that went into effect on January 1, 2011, and requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use, as compared standard baselines for plumbing fixtures and fittings, which would substantially reduce the amount of wastewater generated by the Project from the levels assumed in EIR 439. As such, the proposed Project would not increase the demand for wastewater services or infrastructure above what was disclosed in EIR 439 and the Project would not result in new or more severe significant impacts to wastewater utilities above what was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measure WS-1, as specified in EIR 439, has been revised to reflect modifications to the SP 327 design as proposed by the Project (i.e., a reduction of building intensity and concomitant reduction for public sewer services) and to reflect the current design requirements of the Lee Lake Water District. All mitigation measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems, including WS-1 as revised below, continue to apply to the proposed Project.

WS-1: To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

(a) Install a wastewater pumping station on Temescal Canyon Road to accommodate flows from the Toscana project.
(b) Fund fair share improvements the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity to treat flows from the Toscana project.
(c) The timing of these improvements will be at the discretion of LLWD. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 439.

47. 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)?	☐	☐	☐	☒

Source: EIR 439, Section VII.I, "Solid Waste;" Project Application Materials

Findings of Fact:

a & b) Impacts to solid waste services and landfill capacity were evaluated and disclosed as part of EIR 439, which concluded that such impacts would be less than significant. Conditions of approval were applied to SP 327 to ensure that development and long-term operation of the Project site would comply with applicable solid waste statutes and regulations. The proposed Project would modify approved SP 327 to eliminate the 4.4-acre commercial retail center and re-program residential, recreation and open space components of the SP 327 land use plan. Using the estimated solid waste generation provided in EIR 439 (refer to EIR 439, Table VII.I-2, *Estimated Solid Waste Generation*), the proposed elimination of the commercial retail center would reduce the amount of solid waste generated by the Project by approximately 275.9 tons per year. In addition, the proposed Project would be conditioned similarly to SP 327 to require compliance with applicable statutes and regulations related to solid waste. Accordingly, implementation of the proposed Project would result in reduced impacts to solid waste services as compared to EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
48. 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?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source: EIR 439, Section VII.H, "Utilities;" California Building Standards Code; Project Application Materials

Findings of Fact:

a-g) Impacts to utilities were evaluated and disclosed as part of EIR 439, which concluded that physical impacts associated with the provision of utility services to the Project site would occur within the ground disturbance area analyzed by EIR 439 (including off-site utility improvements that would be constructed within the existing public rights-of-ways of developed/paved streets). No other physical impacts would have the potential to occur. Although the proposed Project would modify the proposed utility plan, as compared to what was evaluated in EIR 439, the proposed Project would not create any new or more severe significant impacts related to the installation and use of utilities. Impacts would be less than significant and mitigation would not be required, which is similar to the conclusion of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☒	☐

Source: EIR 439, Section VII.H, "Utilities;" California Building Standards Code; Project Application Materials

Findings of Fact:

The proposed Project would not conflict with any adopted energy conservation plans. The proposed Project would eliminate a 4.4-acre commercial retail center from approved 327 and replace it with a park. This proposed revision would reduce the energy demand of the Project below what was assumed in EIR 439. Furthermore, the proposed Project would be required to comply with the most recent version of the California Building Standards Code, which required much more stringent energy efficiency practices (the use of energy efficient appliances and building materials, lower water usage, and landfill waste diversion/recycling, etc.) than assumed by EIR 439. Mandatory compliance with the California Building Standards Code would further decrease the Project's energy demand below levels

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

disclosed in EIR 439. Accordingly, the proposed Project would not create a substantial conflict with adopted energy conservation plans and impacts would be less than significant, which is consistent with the conclusion of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

OTHER

50. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact:

There are no other impacts identified.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

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 eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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, to a greater degree than previously disclosed in EIR 439.

52. 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	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
projects, other current projects and probable future projects)?				

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project does not create any additional impacts which are individually limited, but cumulatively considerable, beyond those disclosed in EIR 439.

53.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project would not result in new or more severe environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly beyond those disclosed in EIR 439.

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: Final EIR No. 439 (SCH No. 2001121105)

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

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.

VIII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

1996 SCAG Regional Comprehensive Plan — *1996 Regional Comprehensive Plan and Guide.* Southern California Association of Governments. 1996.

1997 SCAQMD AQMP — *1997 Air Quality Management Plan.* South Coast Air Quality Management District. November 15, 1996.

2010 WMWD UWMP — *Final 2010 Urban Water Management Plan Update.* Western Municipal Water District. June 2011.

Biological Resources Assessment — *Toscana Property General Biological Resources Assessment Report* (Technical Report A1). Helix Environmental Planning. June 13, 2014.

Bridge Hydraulics Letter Update — *Hydraulic Review of Toscana Specific Plan Bridge Entrances* (Technical Appendix G). October 28, 2013.

CARB 2009 — California Air Resources Board, 2009. *The California Almanac of Emissions and Air Quality, 2009 Edition.* http://www.arb.ca.gov/aqd/almanac/almanac09/almanac2009all.pdf. Accessed October 28, 2013.

CAPCOA 2013 — California Pollution Control Officers Association, 2013. *California's Progress Toward Clean Air.* April 2013.

California Building Standards Code — California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2011.

California Scenic Highway Program — California Department of Transportation. "California Scenic Highway Program: Eligible (E) and Officially Designated (OD) Routes." Web. Available: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>. Accessed: October 9, 2013.

Congestion Management Program — *2011 Riverside County Congestion Management Program.* Riverside County Transportation Commission. December 14, 2011.

County General Plan — *County of Riverside General Plan.* Riverside County Transportation and Land Management Agency, October 2003.

County General Plan EIR — *General Plan Final Program Environmental Impact Report.* County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003 (SCH No. 2002051143).

		Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

CREED v. City of San Diego	*Citizens for Responsible Equitable Environmental Development v. City of San Diego*, 196 Cal. App. 4th 515 (2011).
Cultural Resources Study	*Phase I Cultural Resources Assessment* (Technical Appendix B). Drover, Christopher. September 2012.
EnviroStor Database	EnviroStor Database. California Department of Toxic Substances Control. http://www.envirostor.dtsc.ca.gov/public
Farmland Mapping and Monitoring Program	"Riverside County Important Farmland 2010." California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, January 2012.
FEMA Map Viewer	FEMA Mapping Information Platform. Federal Emergency Management Agency. https://hazards.fema.gov/wps/portal/mapviewer
Final EIR No. 439 and Final EIR No. 439 Technical Appendices	*Final Environmental Impact Report No. 439 (SCH No. 2001121105) for the Toscana Specific Plan.* Certified December 2006.
Findings and Statement of Facts, Statement of Overriding Considerations for EIR No. 439	Contained within Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327(Toscana). Adopted December 2006.
Geotechnical Feasibility Letter 1	*Faulting on the Toscana Project, Temescal Canyon Area, County of Riverside* (Technical Appendix C1). Advanced Geotechnical Solutions. August 12, 2013.
Geotechnical Feasibility Letter 2	*Geotechnical Feasibility on the Toscana Project, Temescal Canyon Area, County of Riverside* (Technical Appendix C1). Advanced Geotechnical Solutions. August 21, 2013.
Greenhouse Gas Analysis	*Greenhouse Gas Analysis* (Technical Appendix D). Urban Crossroads. April 10, 2014.
Groundwater Impacts Memorandum	*Evaluation of Background Information and Existing Reports Related to Potential Groundwater Impacts of the Forestar Toscana Development, Temescal Canyon Road, Corona, California* (Technical Appendix K). Thomas Harder & Co. January 14, 2014.
Google Earth	Google Earth. Vers. 7.1.1.1888. Computer software. Google, 2013.
Historic Refuse Scatter Assessment	*A Phase II Cultural Resource Evaluation Report for RIV-8118 at the Toscana Project* (Technical Appendix L3). Brian F. Smith and Associates. June 19, 2014.

Historic Standpipe Assessment	*A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project* (Technical Appendix L2). Brian F. Smith and Associates. June 19, 2014.
Historic Structure Assessment	*Historic Structure Assessment 11950 El Hermano Road, Riverside County, California* (Technical Appendix L1). Brian F. Smith and Associates. June 19, 2014.
MSHCP Consistency Analysis	*Toscana (SP327A1) Multiple Species Habitat Conservation Plan Consistency Report* (Technical Report A2). Helix Environmental Planning. June 13, 2014.
Oak Tree Management Plan	*Oak Tree Impacts and Mitigation for the Toscana Project* (Technical Appendix A3). Helix Environmental Planning. June 2, 2014.
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations.
Ord. No. 461	Riverside County Ordinance No. 461, Road Improvement Standards & Specifications
Ord. No. 484	Riverside County Ordinance No. 484, Sand Blowing.
Ord. No. 625	Riverside County Ordinance No. 625, Agricultural Activities for Nuisance Defenses.
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program.
Paleontological Resource and Monitoring Assessment	*Paleontological Resource and Monitoring Assessment, Toscana Specific Plan project area, Temescal Valley west of Estelle Mountain, unincorporated Riverside County, California* (Technical Appendix J). Brian F. Smith and Associates. March 18, 2014.
Phase I Environmental Assessment	*Phase I Environmental Assessment Report* (Technical Appendix E). McAlister GeoScience. March 2013.
Preliminary Drainage	*The Preliminary Drainage Study Toscana Specific Plan Amendment #1* (Technical Appendix F). Proactive Engineering Consultants. October 1, 2013.
ProActive Correspondence	ProActive Engineering, 2013. E-mail Communication from Henry Lozano of ProActive Engineering to Tracy Zinn of T&B Planning. "WQMP Text," regarding water quality features of the proposed Toscana Specific Plan Amendment No. 1. October 22, 2013.

Project Application Materials	SP00327A1, CZ07807, and TR36643, as on file with the Riverside County Transportation and Land Management Agency
RCLIS	Riverside County Land Information System. Riverside County Transportation and Land Management Agency. http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Resolution No. 2006-463	Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327 (Toscana). Adopted December 2006.
Rock Blasting Analysis	*Rock Blasting Analysis* (Technical Appendix C2). Revey Associates, Inc. November 12, 2013.
SCAQMD Air Quality Management Plan (AQMP)	*Final 2007 Air Quality Management Plan*. South Coast Air Quality Management District, June 2007.
SCAQMD CEQA Air Quality Handbook	*CEQA Air Quality Handbook*. South Coast Air Quality Management District. April 1993, with November 1993 Update.
SCAQMD Rule 1113	South Coast Air Quality Management District Rule 1113, Architectural Coatings, South Coast Air Quality Management District.
Trip Generation	*Toscana Specific Plan 327 Amendment #1 Trip Generation Analysis* (Technical Appendix H). Urban Crossroads. August 19, 2013.
Water Supply Assessment	*Water Supply Assessment SP 327, CZ 6651m GOA 603, (Temescal Hills/ Toscana* (Technical Appendix I). Lee Lake Water District. October 31, 2013.
Western Riverside County Growth Forecasts 2010-2035	*Western Riverside County Growth Forecasts 2010-2035*. Western Riverside Council of Governments. www.wrcog.cog.ca.us/downloads/Revised%20WRCOG20GF%20From%20SCAG%20092211.pdf
Western Riverside County MSHCP	*Western Riverside County Multiple Species Habitat Conservation Plan.* Riverside County Transportation and Land Management Agency, June 17, 2003.

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III. Mitigation Monitoring and Reporting Program

III. Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program (MMRP) for EIR 439 included mitigation measures from the County General Plan EIR (EIR 441). Mitigation measures from the County General Plan EIR that do not require the Toscana Project Applicant or the County of Riverside to implement project-specific action(s) to avoid or lessen a unique environmental effect, references to those County General Plan EIR mitigation measures have been removed from the MMRP Table, below.

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
VI.A Geology and Seismicity					
Project implementation (including grading and earth-moving of up to 9 million cubic yards of earth) will alter site topography and surface geology. Project will also result in the introduction of people and property to a region subject to seismic activity, resulting in an increased number of persons and property exposed to risk of damage, injury or loss of life in the event of an earthquake.	**Measures from EIR No. 441 for the Riverside County General Plan**				Less than Significant
	4.10.1A: Before a project is approved or otherwise permitted within a State Alquist-Priolo Earthquake Faulting Zone (A-P Zone), County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or California Geologic Survey (CGS) reports, or within other potential earthquake hazard area (as deter-mined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the County Geologist to be relevant to each development. The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources. Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the	The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department County Geologist	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the County Geologist.				
	4.10.2A: The design and construction of structures and facilities shall adhere to the standards and requirements detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.2A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	
	4.10.2B: As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required in Mitigation Measure 4.10.1A. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.	The Riverside County Geologist shall review all the ground-shaking assessment for compliance with Mitigation Measure 4.10.2B.	Prior to issuance of building permits	Riverside County Building and Safety Department County Geologist	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
VI.B Soils, Slopes and Erosion					
Project implementation will disturb soils and bedrock, alter slopes and topography, and increase areas exposed to soil erosion (both through water and wind).	**Measures from EIR No. 441 for the Riverside County General Plan**				Less than Significant
	4.10.7A: Proponents of new development within Riverside County shall adhere to applicable policies and standards of the California Building Code related to the construction of structures and facilities on expansive soils.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.7A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	
	4.10.9A: Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System (NPDES) permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific Best Management Practices (BMPs) at time of project implementation.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	
	4.10.9B: Prior to any development within the County, a Grading Plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures included in individual erosion control plans may include, but shall not be limited to, the following: (a) Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. (b) Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. (c) Structures shall not be sited on or below identified landslides unless slides are stabilized.	The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.9B.	Prior to issuance of grading building permit.	Riverside County Building and Safety Department County Geologist	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	(d) The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils. (e) To the extent possible, the amount of cut and fill shall be balanced. (f) The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices. (g) Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.				
	4.10.9C: Where required, drainage design measures shall be incorporated into the final design of individual projects onsite. These measures shall include, but will not be limited to: (a) Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages. (b) Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages. (c) Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses. (d) Disturbed areas that have been identified as highly erosive shall be revegetated.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	(e) Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff. (f) The landscape scheme for projects within the project site shall utilize drought- tolerant plants. (g) Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion.				
VI.C Hydrology, Flooding and Drainage					
Project implementation will alter drainage and runoff patterns on site and down-stream, create non-permeable surfaces that will contribute to increased flow rates, and require alterations within the 100-year flood plain associated with Temescal Wash.	**Measures from EIR No. 441 for the Riverside County General Plan**				Less than Significant
	4.9.1C: Riverside County shall not necessarily require all land uses to withstand flooding. Some development may be compatible within floodplains and floodways, as may some other land uses. For these land uses, flows shall not be obstructed and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects or concentration of flows, and adverse impacts to water quality from point and non-point sources of pollution.	The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District.	
	4.9.1.D: Riverside County shall generally require the 10-year flood flows to be contained within the top of curbs and the 100-year flood flows within the street rights-of-way.	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	4.9.2A: Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District	
	4.9.2D: Provided the applicant does hydrological studies, engineers structures to be safe from flooding and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District	
	4.17.4A: Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the United States Army Corps of Engineers, the California Department of Fish and Game, and/or the Regional Water Quality Control Board), preparation of a project specific hydrologic study shall be required. The hydrologic study shall include (but shall not be limited to): an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of onsite hydrologic	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District U.S Army Corps of Engineers Cal. Dept. of Fish & ~~Game~~ Wildlife Regional Water Quality Control Board	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	process. The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County, the hydrologic study shall include analysis of, at an equal level of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.				
	4.17.4B: The project applicant shall submit to the County for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process, will be implemented as set forth in the hydrologic study. Such evidence may take the form of (but shall not be limited to): a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.	The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District	
	4.17.4C: Where determined feasible by the County or responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.	The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
VI.D Noise					
Project implementation and operation will result in increased ambient noise levels in the region and expose persons onsite and off to increased noise levels. Regional ambient noise level increases will be primarily due to increased vehicle traffic associated with the project. Project will also introduce sensitive receptors (homes) into a previously undeveloped area.	**Measures from EIR No. 441 for the Riverside County General Plan**				Less than Significant
	4.13.1A: Prior to the issuance of any grading plans, the County shall condition approval of subdivisions adjacent to any developed/ occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as: (a) The construction contractor shall use temporary noise attenuation fences where feasible to reduce construction noise impacts on adjacent noise sensitive land uses. (b) During all project site excavation and grading onsite, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. (c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction. (d) The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	construction shall be allowed on Sundays and public holidays.				
	4.13.1B: The required construction-related noise mitigation plan shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by County staff.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	
	4.13.2A: All new residential developments within the County shall conform to a noise exposure standard of 65 dBA Ldn for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA Ldn for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department Riverside County Planning Department	
	4.13.2B: Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA Ldn. The studies shall also satisfy the requirements set forth in Title 24, Part 2, or the California Administrative Code, Noise Insulation Standards, for multiple family attached homes, hotels, motels, etc., regulated by Title 24. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County Planning Department.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
VI.E Air Quality					
Project construction will generate construction-related emissions (ROG, NOx, CO and PM10). Project will exceed the SCAQMD daily thresholds of significance for ROG, NOx, CO, and PM10 during ongoing project operations.	**Measures from EIR No. 441 for the Riverside County General Plan**				Construction Emissions: Less than Significant Operational Emissions: Significant and Unavoidable
	4.5.1A - Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more). (a) Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving). (b) All trucks hauling dirt, sand, soil or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). (c) Pave construction access roads at least 100 feet onto the site from main road. (d) Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.	The project proponent shall incorporate Mitigation Measure 4.5.1A in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building and Safety Department	
	4.5.1B - Additional SCAQMD *CEQA Air Quality Handbook* Dust Measures: (a) Revegetate disturbed areas as quickly as possible. (b) All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. (c) All streets shall be swept once a day if visible soil materials are carried to adjacent streets	The project proponent shall incorporate Mitigation Measure 4.5.1B in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building and Safety Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	(recommend water sweepers with reclaimed water). (d) Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.				
	4.5.1C - Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions: (a) The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. (b) The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. (c) The Construction Contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible. (d) The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. (e) The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways.	The project proponent shall incorporate Mitigation Measure 4.5.1C in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building and Safety Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	(f) The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew. (g) Dust generated by the development activities shall be retained onsite, and kept to a minimum by following the dust control measures listed below: (i) During clearing, grading, earthmoving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. (ii) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At minimum, this includes wetting down such areas in the late morning, after work is completed for the day, and whenever wind exceeds 15 mph. (iii) Immediately after clearing, grading, earthmoving or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. (iv) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. (v) Trucks carrying soil, sand, cut or fill materials, and/or construction debris to or from the site shall have their payloads covered with a tarp from the point of origin during offsite transportation.				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	Project Specific Mitigation Measures				
	AQ-1: Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.	The project proponent shall incorporate Mitigation Measure AQ-1 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-2: Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.	The project proponent shall incorporate Mitigation Measure AQ-2 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-3: Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.	The project proponent shall incorporate Mitigation Measure AQ-3 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-4: Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.	The project proponent shall incorporate Mitigation Measure AQ-4 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	AQ-5: Perform regularly scheduled equipment maintenance to minimize equipment emissions.	The project proponent shall incorporate Mitigation Measure AQ-5 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-6: A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.	The project proponent shall incorporate Mitigation Measures AQ-6 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-7: Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.	The project proponent shall incorporate Mitigation Measure AQ-7 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-8: Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.	The project proponent shall incorporate Mitigation Measure AQ-8 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	AQ-9: Use energy-efficiency built-in appliances.	The project proponent shall incorporate Mitigation Measure AQ-9 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-10: Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.	The project proponent shall incorporate Mitigation Measure AQ-10 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-11: Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure AQ-11.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
	AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, ~~route signs and displays, bus turnouts~~ and sidewalks and/or pedestrian paths to encourage non-vehicular transportation.	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure AQ-12.	Implementing road improvement permits and tract maps~~project approval~~ and as required in the Conditions of Approval.	Riverside County Transportation Department	
	AQ-13: Implementing projects shall incorporate energy-saving measures to reduce GHG emissions on a project-wide basis to no more than 25,577 MTCO2e per year. This equates to a 126 MTCO2e reduction compared to the GHG calculation	The Riverside County Planning Department shall review implementing projects and verify compliance with Mitigation	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	produced by CalEEMod for SP 327A1, less design features that will be added by implementing projects. The 126 MTCO2e reduction may be met by design features, including but not limited to those that promote increased energy efficiency, lower water usage, lower mobile source emissions, and other features that reduce fossil fuel usage.	Measure AQ-13.			
VI.F Water Resources					
Project implementation will result in increased demand for water supplies, increased demand on wastewater treatment facilities and decreased water quality due to an increase in pollutants entering the water supply through grading operations, urban runoff and soil erosion.	**Measures from EIR No. 441 for the Riverside County General Plan**				Less than Significant
	4.17.1A: Proponents of new development within unincorporated areas of Riverside County that consist of: a residential development of more than 500 dwelling units; a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space; a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; a hotel/motel development of more than 5,000 rooms; an industrial, manufacturing/processing plant, or industrial park employing more than 1,000 persons or occupying more than 650,000 square feet of floor space or 40 acres of land; a mixed-use development that includes any of the previously referenced projects; or a project with a water demand equivalent to that used by 500 residential units shall be required to submit a water supply assessment prior to approval of a project. The water supply assessment shall include the following: (a) Project description; (b) Water resources environmental setting; (c) Conservation and water recycling measures included in the project; (d) The identification of existing water	The Riverside County Transportation & Land Management Agency (TLMA) shall review all development proposals to verify compliance with Mitigation Measure 4.17.1A.	[Satisfied by LLWD Water Supply Assessment for Specific Plan No. 327.]	Riverside County Planning Department Riverside County Building and Safety Department Applicable Water Agencies	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	entitlements, water rights, or water service contracts relevant to the water supply identified for a proposed project, and the amount of water received pursuant to such entitlements, rights, or contracts; (e) Project water demand; (f) Water supply alternatives; (g) Preferred water supply alternative; (h) Impacts associated with use of the preferred water supply alternative; (i) Evaluation of compliance with the applicable Urban Water Management Plan; (j) Summary and conclusions; and (k) Technical appendices and attachment of supporting documents. Said water supply assessment shall be submitted to the County and applicable water supply agencies for review. Development shall not be permitted unless an adequate supply of water, available for use and sufficient to supply a proposed project, in wet and drought years, has been identified. Where water supply adequate to supply a project in its entirety does not exist, development of only those portions of a project with an adequate and available water supply shall be permitted. Evidence of the availability of adequate water supply shall be submitted to the County for review and approval prior to the issuance of development permits.				
	4.17.1C: Development within unincorporated areas of the County shall not use water of any source of quality suitable for potable domestic use for non-	The Riverside County Planning Department shall review all development	Implementing project approvals and as required in	Riverside County Planning Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	potable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other non-domestic use if suitable recycled water is available as provided in Sections 13550-13566 of the State Water Code and/or Sections 65591-65600 and 65601-65607 of the State Public Resource Code. Prior to the issuance of any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.	proposals to verify compliance with Mitigation Measure 4.17.1C.	the Conditions of Approval.		
	4.17.1D: Riverside County shall enforce compliance with federal, State, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1D.	Implementing project approvals and as required in the Conditions of Approval.	Riverside County Planning Department	
	4.17.3A: New development that includes more than one acre of impervious surface area (including roofs, parking areas, streets, sidewalk, etc.), shall incorporate features to facilitate the onsite infiltration of precipitation and/or runoff into groundwater basins. Such features shall include (but not be limited to): natural drainage systems (where economically feasible), detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be	The Riverside County Building and Safety Department and the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.3A.	Implementing project approvals and as required in the Conditions of Approval.	Riverside County Building and Safety Department Riverside County Flood Control and Water Conservation District	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.				
	4.17.5B: Point source pollution reduction programs shall fully adhere to applicable standards required by federal, State, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied.	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health shall review all development proposals to verify compliance with Mitigation Measure 4.17.5B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health	
	4.17.5C: Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the Riverside County Department of Environmental Health and/or RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include (but shall not be limited to): an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County or other responsible entity, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County and the RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	4.17.5D: The project applicant shall submit to the County and the RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process, and will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and approved prior to issuance of any entitlement that would result in the physical modification of the project site.	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board	
	4.17.5E: For each new development project, the following principles and policies shall be considered and implemented: (a) Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality. (b) Appropriate best management practices (BMPs) must be implemented to lessen impacts to waters of the United States and/or waters of the State of California resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any dis-charges of sediment or other wastes, including wastewater, to waters of the United States or waters of the State must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by the Regional Water Quality Control Board (RWQCB). (c) Small drainages shall be preserved and	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5E.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable. (d) Any impacts to waters of the United States require a Section 401 Water Quality Standards Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the United States Army Corps of Engineers and a Streambed/Bank Alteration Agreement from the Calif. Department of Fish and Game. (e) The County shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass, permeable/porous pavement, etc., for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted rip-rap, will be discouraged. (f) The County shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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	(g) The County shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible. (h) The County shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to State and Federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above. (i) The County shall ensure that in new development, post-development stormwater runoff flow rates do not differ from the pre-development stormwater runoff flow rates. (j) All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater. (k) The County shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space will be considered.				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	(l) The County shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body. (m) The County shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels or waterways.				
	Project Specific Mitigation Measures				
	WS-1: To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall: (a) ~~Fund the expansion of the~~ Install a wastewater pumping station on Temescal Canyon Road to accommodate flows from the Toscana project. (b) Fund fair share improvements the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity ~~by approx. 357,000 gallons per day~~to treat flows from the Toscana project. (c) The timing of these improvements will be at the discretion of LLWD. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.	The Riverside County Dept. of Environmental health shall review all development proposals to verify compliance with Mitigation Measure WS-1 during the approval process for each implementing project.	Implementing project approvals and as required in the Conditions of Approval.	Riverside County Dept. of Environmental Health Lee Lake Water District	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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VI.J Biological Resources					
Project implementation will result in loss or degradation of biological resources on the site and will also result in indirect impacts to biological resources onsite and in the vicinity.	**Measures from EIR No. 441 for the Riverside County General Plan:**				Less Than Significant
	4.6.1A: Comply with Riverside County Planning Department Biological Report Guidelines to include an analysis of the potential for a proposed project to result in direct mortality of individuals listed, proposed or candidate species, or loss of habitat occupied by such species and sensitive habitats. (Completed in conjunction with the preparation of the Specific Plan and EIR analysis).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
	4.6.3A: Construct treatment wetlands outside of natural wetlands, allowing treatment of runoff from developed surfaces prior to entering natural stream systems. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made biofiltration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.3A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
	4.6.6B: Comply with the County's "Oak Tree Management Guidelines," including the use of replacement plantings with acorns or oak saplings, when it is determined to be biologically sound and appropriate to do so. (All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (Quercus agrifolia), or other appropriate local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where applicable, qualifying coast live oaks indirectly impacted by project construction due to the inability to obtain 100% avoidance of the applicable protective zones or changes to hydrology affecting oak viability, shall be mitigated with	See Mitigation Measure BIOL-7, below.	See Mitigation Measure BIOL-7, below.	See Mitigation Measure BIOL-7, below.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	additional replacement oaks at a 1:1 ratio. All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (Quercus berberidifolia) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (Quercus agrifolia) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio. This mitigation shall be performed as outlined in Mitigation Measure BIOL-7, below).				
	4.6.7B: Avoid or minimize interruption of natural processes of local ecosystems. (The project footprint is designed to minimize these interruptions by generally avoiding Temescal Wash, preserving corridors onsite and ultimately preserving approximately 510 acres of the project site as open space).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.7B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
	4.6.7D: Construct facilities to treat non-point source runoff outside natural stream systems thereby allowing only treated runoff to enter natural stream systems. Treatment facilities may be mechanical (i.e., filtration devices within storm drain systems), biological (i.e., constructed wetlands at storm drain outfalls) or a combination of the two. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made bio-filtration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).	The Riverside County Planning Department and/or Flood Control and Water Conservation District shall require compliance with the provisions of Mitigation Measure 4.6.7D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department and/or Flood Control and Water Conservation District	
	4.6.7E: The following measures will be implemented to mitigate the potential spread of invasive plant species from construction areas:	The project proponent shall incorporate Mitigation Measure 4.6.7E in the	Prior to grading plan approval.	Riverside County Building and Safety Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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	(a) Soil exposed during construction and maintenance activities shall be landscaped utilizing seeds, cuttings and/or plant material from locally adapted species to preclude the invasion of noxious weeds. The use of site-specific materials, which are adapted to local conditions, will increase the likelihood of successful revegetation while maintaining the genetic integrity of the local ecosystem. Accordingly, arrangements will be made several months in advance of planting to ensure that site-specific plant materials are available for the scheduled planting time. In addition, a qualified botanist shall visit the project site during the appropriate season to collect the native plant material. If local propulgates are not available and/or cannot be collected in sufficient quantities, materials collected or grown from other sources within Southern California will be sub-stituted. For widespread native herbaceous species that are likely to be genetically homogenous, seed from commercial sources may be used. (b) Seed purity shall be certified by planting only seeds labeled under the California Food and Agriculture Code and/or seeds that have been tested within a year by a seed laboratory certified by the Association of Official Seed Analysts or by a seed technologist certified by the Society of Commercial Seed Technologists. (c) Construction equipment, before entering or leaving the site, will be inspected and cleaned of mud or other debris that may contain invasive plants and/or seeds to reduce the potential of spreading noxious weeds. (d) Vehicles with loads carrying vegetation shall be	Construction Contractor's grading plans and submit said grading plans to the County for review and approval.			

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	covered, and vegetative materials removed from the site shall be disposed of in accordance with all applicable laws and regulations.				
	Project-Specific Mitigation Measures:				
	BIOL-1: The project shall include the preservation of approximately 510 acres of onsite open space. This open space shall be protected through conveyance to the Western Riverside County Regional Conservation ~~Agency~~ Authority or other acceptable entity for maintenance and management of wildlife and habitat functions and values.	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-1.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	BIOL-2: Project Applicant shall pay the sum of $331,500 for the purpose of offsite open space land acquisition. The $331,500 (and the MSHCP fees are intended to be used by the County for acquisition of real property for habitat conservation.	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-2.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	BIOL-3: All of the Temescal Wash floodplain within the onsite open space areas (other than that within road rights-of-way, flood control easements or other easements) and other drainages shall be protected through conveyance conservation easement dedication or other suitable instrument to an entity acceptable to the Western Riverside County Regional Conservation Authority ~~USFWS and ACOE~~ for maintenance and management of wildlife and habitat functions and values.	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-3.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	BIOL-4: Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur within the Temescal Wash portion of the project site shall occur outside of the period of peak riparian bird breeding, defined for these purposes as between March 1st and June 30th. Prior to any construction activities between March 1st and June 30th to occur within 100 meters (328	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-4.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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	feet) of riparian habitat denoted as potentially occupied by LBV, a focused survey shall be performed to determine if least Bell's vireo is utilizing the habitat. If the species is found, no construction or grading activities will occur within 100 meters of the habitat between March 1st and June 30th to avoid disturbing any breeding/nesting vireos. Any ground-disturbing work within 100 meters of the area shall be subject to monitoring by a biological monitor on a weekly basis or as deemed appropriate by Riverside County. Prior to initiating clearing or grubbing activities in upland habitat during the nesting bird breeding season (February 1 to August 31), a Nesting Bird Clearance Survey report shall be prepared by a qualified biologist and submitted to the Riverside County Environmental Programs Department for review and approval. Clearing of upland habitat shall only be permitted to occur during the February 1 to August 31 nesting bird breeding season if the Nesting Bird Clearance Survey documents that nesting is complete and habitat clearing would not adversely affect nesting birds.				
	BIOL-5: Riparian habitat impacted as a result of project development will be mitigated at a ratio of 3:1, with the exception of tamarisk scrub. Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a ratio of 1:1. ~~within the open space area onsite, specifically within Temescal Wash, Drainage U and the downstream portion of Drainage A at the convergence of Dawson Canyon Creek. Mitigation will consist of creation and restoration, as defined by the April 19, 2004 *Army Corps of Engineers Final Mitigations Guidelines and Monitoring Program Requirements.*~~ Mitigation will occur by	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-5.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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	approximately 17.2 acres of on-site mitigation, with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County of Riverside and state and federal resource agencies with jurisdiction. Prior to the issuance of a grading permit, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats. Authorizations required include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB. ~~Specifically, and as depicted in Figure VI.J-11, creation of riparian woodland habitat will occur in five areas within Temescal Wash and in one additional area within Dawson Canyon onsite, for a total of approximately 20.49 acres of creation mitigation. In addition, restoration of existing cottonwood-willow woodlands and forests will occur in two areas within Temescal Wash, for a total of approximately 2.99 acres of restoration mitigation.~~ ~~In addition, approximately 1.78 acres within Temescal Wash, specifically areas adjacent to the bridge spans and certain flood control improvement areas, will be temporarily impacted by construction activities. Vegetation temporarily impacted will be 100% restored through revegetation *in situ* after completion of construction activities.~~ ~~In summary, a total of approximately 23.48 acres of~~				

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	~~riparian creation/restoration mitigation, will occur in eight distinct areas. This 23.48 acres of riparian creation/restoration mitigation, which offsets impacts to 2.14 acres of MSHCP riparian area, includes the project's overall mitigation program that also addresses impacts to CDFG and ACOE jurisdictional areas. Accordingly, an all-inclusive mitigation program consolidating the mitigation measures for impacts to MSHCP, CDFG and ACOE jurisdictional areas shall be prepared by the Applicant and approved by the resource agencies prior to project construction.~~ ~~The mitigation measures herein shall also be included in the final Determination of Biologically Equivalent or Superior Preservation (DBESP) conditioned by the County for the Toscana project pursuant to MSHCP Section 6.1.2. The DBESP will ensure that all of the mitigation measures herein are implemented as necessary to ensure full mitigation of biological impacts as required under the MSHCP. These measures (as outlined herein) ensure that no significant riparian impacts will occur as a result of the project and also ensure that downstream riparian resources are not affected.~~				
	BIOL-6: Impacts to the riparian habitat within drainages affected by project-related hydrological changes shall be minimized through storm drain system design provisions determined necessary and appropriate in consultation with the ACOE and Regional Water Quality Control Board. Such measures may include, but not be limited to: (1) provision of additional riparian revegetation within Temescal Wash onsite and (2) use of soft-bottomed surface channels for conveyance of urban runoff onsite and use of riparian habitat (herbaceous wetlands) for biofiltration of urban runoff.	The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-6.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept. And/or Flood Control & Water Conservation District	

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	BIOL-7: All qualifying coast live oaks permanently impacted by project development, on-site or off, shall be mitigated through replacement with saplings of coast live oak (*Quercus agrifolia*) or other local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability, additional "replacement oaks" will be planted at a 1:1 mitigation ratio. Based on an oak tree survey conducted in 2013, 12 naturally occurring oaks (requiring replacement with 36 oaks) and 23 planted oaks (requiring replacement with 46 oaks) would be impacted. A minimum of 82 coast live oak trees shall be included in the project's vegetation plan. All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (*Quercus berberidifolia*) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (*Quercus agrifolia*) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio. Prior to grading, an Oak Tree Management Plan shall be ~~prepared~~ incorporated into the riparian mitigation plan, establishing planting details and specifications and success criteria for all replacement oaks.	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-7.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	BIOL-8: Where road landscaping crosses or is adjacent to natural open space, the landscaping of said areas shall include native trees which, once	The Riverside County Planning Department shall require compliance with the	Implementing project approval and as required in	Riverside County Planning Dept.	

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	established, will provide canopy for birds and wildlife use as habitat and as a movement corridor.	provisions of Mitigation Measure BIOL-8.	the Conditions of Approval.		
	BIOL-9: Edge effects to open space adjacent to the development envelope shall be mitigated through the implementation of the following measures pursuant to MSHCP Section 6.1.4: **(a) Drainage:** The project shall incorporate all measures required by the National Pollutant Discharge Elimination System (NPDES) to ensure that the quantity and quality of runoff discharged into Temescal Wash is not altered in an adverse way when compared to pre-existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from the project (including paved areas) into Temescal Wash. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the biological resources and ecosystem processes occurring within Temescal Wash. These means may include use of a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. **(b) Toxics:** The plans developed for maintenance of common area landscaping and the FMZs onsite, as well as the HMP developed for the ACOE, shall include provisions to ensure that no potentially toxic chemicals or bioproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash. **(c) Lighting:** Night lighting shall be directed away from the onsite open space, including Temescal	The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-9.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept. And/or Flood Control & Water Conservation District	

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	Wash, to protect species within the habitat. Shielding shall be incorporated into all project lighting, where appropriate, to ensure ambient lighting does not adversely impact the preserved portions of Temescal Wash. ~~Particular care will be given to any lighting associated with the north side of the commercial area (Planning Area 13) to ensure it does not create lighting problems within the adjacent portion of the wash.~~ **(d) Noise:** A noise analysis performed for the project has indicated that acceptable residential noise levels onsite will occur or can be obtained through the use of setbacks, berms or walls. Project design includes setbacks (buffer zones) between the development uses and Temescal Wash that will aid in buffering noise impacts within the open space. **(e) Invasive Plants:** None of the invasive plant species listed in MSHCP Table 6-2 shall be used in any of the open space areas onsite. In addition, the project's plant palette and landscaping plans shall be subject to similar constraints, as set forth in Sections III.A-7 and IV.B of the Specific Plan. **(f) Barriers:** ~~The north side of the commercial area (Planning Area 13) shall include a solid masonry wall in order to prevent unauthorized public access, blowing litter, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash.~~ Along the residential portions of the project which are adjacent to Temescal Wash (Planning Areas 1, ~~5~~4 and ~~6~~5), walls or fences will be used to enclose backyards ~~and similarly minimize such effects~~ in order to prevent unauthorized public access, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash. Other areas in which				

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	unauthorized access into the wash may occur shall be barred, where needed, through the use of native landscaping, rocks or boulders, fencing, walls, signage or other appropriate mechanisms. **(g) Grading and Land Development:** Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall be placed within the onsite open space of Planning Areas ~~17~~ 26a through ~~21~~26h.				
	BIOL-10: The Toscana project shall adhere to the "Standard Best Management Practices" (BMPs) outlined in Appendix C of the MSHCP. Specifically: (a) A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitat, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished. (b) Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements. (c) The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest	The Riverside County Building & Safety Dept. and/or Planning shall require compliance with the provisions of Mitigation Measure BIOL-10.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept. And/or Building & Safety Dept.	

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	extent possible. (d) [For project affecting streams, drainages or rivers], the upstream and downstream limits of the project's [area of] disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work. (e) Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks and adjacent upland habitats used by target species of concern. (f) Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7. (g) When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal in-stream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream. (h) Equipment storage, fueling and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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	located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, CDFG and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. (i) Erodible fill material shall not be deposited into water courses. Brush, loose soils or other similar debris material shall not be stockpiled within a stream channel or on its banks. (j) The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. (k) The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours [or other appropriate contours] and revegetated with appropriate native species. (l) Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. (m) To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).				

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	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	(n) Construction employees shall strictly limit their activities, vehicles, equipment and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas. (o) The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.				
	BIOL-11: To mitigate for the loss of 392 Coutler's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be included in the planting/seed palette in the on-site mitigation area. A minimum of 392 poppies shall be planted on-site and additional matilija poppy seed shall be included in the seed mix.	The Riverside County Planning Department and/or Riverside County Environmental Programs Department shall require compliance with the provisions of Mitigation Measure BIOL-11.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept. and/or Riverside County Environmental Programs Dept.	
VI.K Cultural Resources					
Construction of the project has the potential to result in the disturbance of previously undiscovered historical and archeological ~~and/or paleontological~~ resources.	**Project-Specific Mitigation Measures:**				Less Than Significant
	~~**CULT-1:** Prior to any earth moving on the site, a project paleontologist shall be retained by the project developer. He/she will develop a storage agreement with the San Bernardino County Museum or other acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered in the site as a result of the mitigation and monitoring program, and for the~~	~~The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-1.~~	~~Implementing project approval and as required in the Conditions of Approval.~~	~~Riverside County Planning Dept.~~	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	~~archiving of any associated specimen data and/or, corresponding geologic or geographic site data that may be generated.~~				
	CULT-12: Archeological monitoring of all rough grading associated with the project shall be conducted by a qualified archeological monitor in coordination with a Pechanga Tribal monitor. Such monitoring shall also include ground-disturbing activities occurring within 100 feet of the known archeological site (CA-RIV-1089).	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-12.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-23: Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archeological ~~and paleontological~~ monitors, and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-23.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-34: The archeological ~~and paleontological~~ resource monitors and the Tribal monitors shall have the authority to temporally halt and/or redirect construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. Such evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. The temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-34.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays.				
	CULT-45: In the event that a cultural artifact is encountered when an archeological or Pechanga Tribal monitor is not present, earthmoving activities shall be halted or diverted away from the site of the find until the monitors are called to the location immediately to evaluate the remains.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-45.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-56: If human remains are encountered during any project construction activities, the Riverside County Coroner shall be notified immediately. And, in accordance with State Health and Safety Code Section 7050.5, no further disturbance shall occur at the location until the Riverside County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that the burial is not historic but prehistoric, the Native American Heritage Commission shall be contacted to determine the remains' most likely descendent (MLD) for this area. The MLD will submit its recommendations for treatment.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-56.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-76: The known archeological site (CA-RIV-1089) is located within a portion of the project site that shall not be disturbed by grading and shall be preserved in its natural state. To ensure avoidance of the archeological site, it shall be protected through dedication, permanent conservation easement or placement of a no-disturbance restriction on the County Environmental Constraints Sheet (ECS) for the parcel in which the site is located. The Pechanga	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-67.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	Tribe will be given the opportunity to accept the conservation easement for this site pursuant to California Government Code Section 65562.5. The County and project applicant will consult with the Pechanga Tribe concerning the details as to how the site will be preserved and managed in a culturally appropriate manner.				
	CULT-78: The project applicant/developer shall make all reasonable efforts to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians prior to obtaining a grading permit. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction, as well as provisions for tribal monitors. If such Agreement cannot be completed within ninety (90) days from the date that a first draft is delivered by project applicant to Pechanga, then project applicant and Pechanga agree to meet and confer in good faith with the Lead Agency in order to discuss and attempt to resolve the remaining terms in the Treatment Agreement.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-78.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-89: The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-89.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
VI.L Aesthetic Resources					
Project implementation will result in the conversion of undeveloped land to urban/ suburban uses, alter the region's	**Measures from EIR No. 441 for the Riverside County General Plan:**				Less Than Significant
	4.4.2A: Riverside County shall require that sources of lighting within the General Plan area be limited to the minimum standard required to ensure safe circulation and visibility.	The Riverside County Building and Safety Department shall verify compliance with the provisions of Mitigation	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
viewshed and introduce sources of light and glare into a previously undeveloped area.		Measure 4.4.2A during the plan review of development projects.			
	4.4.2CB: Riverside County shall require exterior lighting for buildings to be of a low profile and intensity.	The Riverside County Transportation Department shall verify compliance with the provisions of Mitigation Measure 4.4.2B during the plan review of development projects.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	
	4.4.2E: The County shall participate in Palomar Observatory's "dark sky" conservation area.	The Riverside County Planning Department shall verify compliance with the provisions of Mitigation Measure 4.4.2E via implementation of the Specific Plan's Design Guidelines relating to night lighting, during the plan review of development projects.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
VII.A Circulation and Traffic					
Project implementation will result in increased traffic on the roads in the area.	**Measures from EIR No. 441 for the Riverside County General Plan:**				Less Than Significant
	4.16.1A As part of its review of land development proposals, the County shall require project proponents to make a "fair share" contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D within Community Development Areas designated by the 2002-3 Riverside County General Plan and within adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	contribution shall be based on the percentage of project-related traffic to the total future traffic.				
	4.16.1B As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	
	Project-Specific Mitigation Measures:				
	CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive ~~North~~ and ~~Temescal Hills~~Toscana Drive ~~South~~. Traffic signals shall be provided at the two project access points.	The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-1 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.	
	CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan ~~are illustrated in Figure VII.A-21 and~~ are described as follows: (a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive ~~North~~ and at ~~Temescal Hills~~Toscana Drive ~~South~~) along Temescal Canyon Road. (b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a ~~375 foot (minimum)~~ southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive, ~~North~~ of a length	The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-2 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	determined by the project's traffic study. Construct a ~~200-foot (minimum)~~ southbound left turn lane for traffic turning from Temescal Canyon Road onto ~~Temescal Hills~~Toscana Drive ~~Sout~~, of a length determined by the project's traffic study~~h~~. The~~is~~ construction of through lanes may be a TUMF improvement. (c) Construct Temescal Hills Drive ~~North~~ within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections. (d) Construct ~~Temescal Hills~~Toscana Drive ~~South~~ within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections. ~~(e) Construct Spanish Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.~~ (f~~e~~) Construct "A" Street within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development. ~~(g) Construct Northern Loop Road within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.~~ (~~h~~f) Onsite traffic signage and striping should be implemented in conjunction with detailed construction plans for the project site.				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	(gi) Sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and Riverside County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.				
	CIRC-3: Offsite Roadway Improvements: Required intersection improvements are shown on EIR Table VII.A-8. (a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation fees. ~~The~~, through the County's development impact fee (DIF) for traffic signals (pursuant to County Ordinance 659.126. ~~) in the Temescal Canyon area is $354 per single family (detached) dwelling unit and $319 per multiple family (attached) dwelling unit. The portion of the DIF for traffic signals for non-residential property is $5,881 per acre for commercial and $4,115 per acre for industrial uses.~~ (b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and re-align the roadway. (c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions	The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-3 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF). (d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program: - Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement. - Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange). - The Interstate 15 / Temescal Canyon Road interchange. - The Interstate 15 / Indian Truck Trail interchange. ~~TUMF program fees include $6,650 per single-family dwelling unit and $4,607 per multiple family (attached) dwelling unit. The TUMF program also includes a fee of $2.60 per square foot commercial (retail) development, $1,61 per square foot for office development and $0.48 per square foot for industrial development. The non-residential fees are subject to periodic adjustment to reflect adjusted costs and needs.~~ ~~(e) The project shall pay Development Impact Fees (DIF), as established by Ordinance 659.6, to bear the project's fair share cost of providing public facilities, open space and habitat reasonably needed to serve the project. The component of the DIF for~~				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	~~transportation improvements (other than traffic signals) is $1,809 per unit for single-family dwelling units, $1,429 per unit for multiple-family (attached) dwelling units, $6,734 per acre for commercial development and $3,518 per acre for industrial development. The DIF is subject to periodic adjustment to reflect adjusted costs and needs.~~ (e~~f~~) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify ~~The~~ roadway improvements ~~identified in Table VII.A-8 and~~ necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.				
	CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993. The following County Transportation Department conditions shall be implemented: ~~**10. GENERAL CONDITIONS**~~ ~~**10.TRANS.1 MAP - SP 327 / CONDITIONS**~~ ~~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 Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-4 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	~~The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C,' except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterial, expressways or state highways and ramp intersections.~~ ~~The study indicates that it is possible to achieve adequate levels of service for the following intersection with circulation elements roads based on the traffic study assumptions.~~ ~~Temescal Canyon Road (NS) at:~~ ~~Dawson Canyon Road (EW)~~ ~~Lawson Drive (EW)~~ ~~Trilogy Parkway (EW)~~ ~~Glen Ivy Road (EW)~~ ~~Temescal Hills Drive North (EW)~~ ~~Temescal Hills Drive South (EW)~~ ~~Indian Truck Trail (EW)~~ ~~Campbell Ranch Road~~ ~~Future Arterial Road – north~~ ~~Future Arterial Road – south~~ ~~I-15 Freeway NB Ramps (NS) at:~~ ~~Temescal Canyon Road (EW)~~ ~~Indian Truck Trail (EW)~~ ~~I-15 Freeway SB Ramps (NS) at:~~ ~~Temescal Canyon Road (EW)~~ ~~Indian Truck Trail (EW)~~ ~~De Palma Road (NS) at:~~ ~~Indian Truck Trail (EW)~~ ~~Horsethief Canyon Road (NS) at:~~ ~~Temescal Canyon Road (EW)~~				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	~~As such, the proposed project is consistent with this General Plan policy.~~ ~~The associated conditions of approval incorporate recommendations and mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.~~ **10.TRANS.3 SP - SP 327 / IMPROVEMENTS** All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department. **10.TRANS.4 SP - SP 327 / WRCOG TUMF** 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. PRIOR TO ANY PROJECT APPROVAL** **30.TRANS.1 SP - SP 327 / TS INSTALLATION** 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: - Temescal Canyon Road / Temescal Hills Drive ~~North~~ - Temescal Canyon Road / ~~Temescal Hills~~Toscana Drive ~~South~~ - Temescal Canyon Road / Glen Ivy Road - Temescal Canyon Road / Indian Truck Trail				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	- De Palma Road / Indian Truck Trail with no fee credit given for Traffic Signal Mitigation Fees. - I-15 NB Ramps / Indian Truck Trail - I-15 SB Ramps / Indian Truck Trail - Temescal Canyon Road / Indian Truck Trail - Temescal Canyon Road / Horsethief Canyon Road - Temescal Canyon Road / Campbell Ranch Road - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South with fee credit eligibility. **30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF** The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided. **30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ** Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase. **30.TRANS.3 SP - SP 327 / TS GEOMETRICS** The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map. ~~Prior to Occupancy of 1st Dwelling Unit:~~ The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive ~~North~~ (EW) shall be improved to provide the following geometrics: Northbound: ~~two~~ one through lanes Southbound: one left-turn lane, two through lanes Eastbound: ~~N/A~~one trap right-turn lane Westbound: one left-turn lane, one right-turn lane The intersection of Temescal Canyon Road (NS) and ~~Temescal Hills~~ Toscana Drive South (EW) shall be improved to provide the following geometrics: Northbound: two through lanes Southbound: one left-turn lane, two through lanes Eastbound: N/A Westbound: one left-turn lane, one right-turn lane The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics (Note – this improvement has been constructed): Northbound: one ~~left-turn lane, two~~ through lanes				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	**Specific Action to be Taken**	**Time Frame**	**Responsible Party**	
	Southbound: ~~two through lanes~~one through lane, one right turn lane Eastbound: ~~one~~ two left-turn lanes, one right-turn lane Westbound: N/A The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics: Northbound: one left-turn lane, one shared left turn lane, one right-turn lane, one shared right turn lane Southbound: N/A Eastbound: two left-turn lanes, two through lanes Westbound: two through lanes, one right turn lane The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics: Northbound: N/A Southbound: one left-turn lane, one right-turn lane, one shared right turn lane Eastbound: ~~two~~ three through lanes, one right-turn lane Westbound: one left-turn lane, two through lanes **30.TRANS.4 SP - SP 327 / INTERSECTION SPACING** Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department.				

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
VII.D Law Enforcement Services					
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for law enforcement services.	**Measures from EIR No. 441 for the Riverside County General Plan**				Less Than Significant
	4.15.2B: The TLMA [County Transportation and Land Management Agency] shall inform the Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Program.	The Riverside County Planning Department shall notify the County Sheriff's Department of any new HOA's. The County Sheriff's Department is responsible for coordinating with the new HOA's to establish Neighborhood Watch Programs, as appropriate.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department Riverside County Sheriff's Department	
	4.15.2D: The County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.2D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
VII.H Utilities					
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for utilities.	**Measures from EIR No. 441 for the Riverside County General Plan**				Less Than Significant
	4.8.1A: The County shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation measure 4.8.1.A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	
	4.8.1B: The County shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed project.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.8.1.B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
VII.I Solid Waste					
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for solid waste disposal services and landfill capacity.	**Measures from EIR No. 441 for the Riverside County General Plan**				Less Than Significant
	4.15.3E: The County shall require all future commercial, industrial and multi-family residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.	The Riverside County Waste Management Department shall review all development proposals to verify compliance with Mitigation measure 4.15.3E.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Waste Management Department	
	4.15.3F: The County shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.3F.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

As determined by EIR No. 441 for the Riverside County General Plan, development authorized by the General Plan will result in several unavoidable significant cumulative impacts, including: regional air quality, water supply demand, biological resources, conversion of open space to urban uses and circulation. The project will contribute incrementally to these cumulative impacts.

All other areas of potential impact were evaluated and found to be insignificant and not require mitigation measures.

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description RECOMMND

This Specific Plan Amendment:

Creates a private, gate-guarded community;

Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres,

Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decrease the target number of homes in HDR neighborhoods from 230 to 210;

Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;

Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;

Adds 1.2 acres of stormwater water quality features to meet current best management practices;

Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and

Refines the internal circulation system to accommodate the modified land use plan.

10. EVERY. 2 SPA - Replace all previous RECOMMND

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

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Replace all previous (cont.) RECOMMND

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. 3 SP - SP Document RECOMMND

Specific Plan No. 327A1 shall include the following:

a. Specific Plan Document, which shall include:

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. 439 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
7. All Addenda.

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

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

10. GENERAL CONDITIONS

10. EVERY. 4 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 327A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327A1 Screencheck No. 3 Dated 8/7/14.

CHANGE OF ZONE = Change of Zone No. 07807.

EIR = Environmental Impact Report No. 439.

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

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. 6 SP - Limits of SP DOCUMENT RECOMMND

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.

10. EVERY. 7 SP - 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; 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

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) RECOMMND

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.

BS GRADE DEPARTMENT

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

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. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

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.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS RECOMMND

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/develpers 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.

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

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of 2013 Ccalifonia Fire Code, subject to the approval by the Riverside County Fire Department.

10.FIRE. 4 SP-#95-HAZ FIRE AREA RECOMMND

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

10.FIRE. 5 SP-#96-ROOFING MATERIAL RECOMMND

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.

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

10. GENERAL CONDITIONS

10.FIRE. 6 SP-#97-OPEN SPACE RECOMMND

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. 7 SP-#85-FINAL FIRE REQUIRE RECOMMND

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

10.FIRE. 8 SP-#47 SECONDARY ACCESS RECOMMND

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 327, Amendment No. 1 (Toscana Specific Plan) is a proposal to modify the approved specific plan which reconfigures the planning areas and design layout of the plan. This amendment will eliminate a commercial lot and increases open space and park areas. The amended specific plan will develop approximately 300-acres of the 960-acre site for residential development. Other amenities of the specific plan include parks and recreational open space. Over half of the project site (540-acres) is preserved as natural open space. The project is located on the east side of Interstate 15, on the northerly side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. Tract 36643 is Phase 1 of the specific plan and is being processed concurrently with the specific plan.

Temescal Wash, which drains a several square mile local watershed, traverses the westerly portion of the property. It also serves as the overflow outlet for Lake Elsinore, which receives flows from the entire 770-square mile San

10. GENERAL CONDITIONS

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

Jacinto River watershed. The wash's 100-year Zone A floodplain limits are delineated on Panel No. 06065C 1390G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The 100-year flow rate for Temescal Wash as it enters the site is estimated to be 12,500 cfs. Additional flows from Mayhew Canyon combine with Temescal Wash for a 100-year flow rate of 15,900 cfs exiting the project site.

The topography of the remainder of the project site is hilly terrain that drains primarily in a westerly direction toward Temescal Wash which flows northwesterly along the westerly portion of the site adjacent to Temescal Canyon Road. All of the residential development will be located in these hills and away from the Temescal Wash flood plain. Two points of entry/exit will cross this flood plain and provide access to/from the development and connect to Temescal Canyon Road.

All of the residential development is outside of the FEMA flood plain with two (2) access points (Temescal Hills Drive and Toscana Drive) proposed which cross the floodplain to provide vehicular access from Temescal Canyon Road to the development. Additionally, it is proposed to elevate Temescal Canyon Road to remove any Temescal Canyon Road street improvements out of and above the flood plain. This encroachment into the floodplain/floodway for the construction of crossings and road improvements shall require the applicant to process a Letter of Map Revision (LOMR). Grading and building permits for development of the site can be issued while the Conditional Letter of Map Revision (CLOMR) and LOMR are being processed but occupancy will not be permitted until the LOMR is approved.

A flood plain study for this reach of Temescal Wash has been submitted to the District by Albert A. Webb Associates to initiate the CLOMR process. The study analyzes changes in the flood plain due to the proposed improvements. Structural improvements proposed with the study include the two bridge crossings and associated abutments, drop structures, channelization due to Temescal Canyon Road improvements, possible slope protection along the embankment for Temescal Canyon Road, Planning Area 5 and the Park/Water Quality basin (Planning Area 17) downstream of Temescal Hills Drive and the construction of grade

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10. GENERAL CONDITIONS

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

stabilizers between the two bridges. In order for FEMA to approve and issue a LOMR, the aforementioned structural improvements within the flood plain proposed in the study must be maintained by a public entity. If no public entity is found, alternative studies with no structural improvements must be completed and reviewed. The District will not maintain any improvements associated with the Temescal Wash flood plain.

The two bridges that cross Temescal Wash are within public right of way and the Transportation Department will be responsible for the operation and maintenance of these portions of roadway along with the associated drop structures and rip rap to protect the bridges. The Toscana development is a gated community and the Home Owners Association (HOA) will be responsible for maintenance of the streets within the development. Inside the gated community, if access within the development is provided to the District, the District will operate and maintain the larger (greater than 36-inches) storm drains within the development. For other drainage facilities which are not maintained by the District, the HOA shall have the maintenance responsibility of storm drain inlets, catch basin, connector pipes and smaller storm drains (36-inches or less) within the development.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to the Spanish Hills community will be reduced to no more than 50% of the pre-developed peak flow rates for the governing 100-year storm event in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible as development occurs.

Another significant watercourse enters along the easterly boundary of the site and flows southwesterly within Planning Area 26C. These flows will be conveyed under Toscana Drive in a large arch pipe culvert. These flows

10. GENERAL CONDITIONS

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

will continue southwesterly and discharge into Temescal Wash. It is proposed that the culvert under Toscana Drive will be large enough to convey not only storm runoff but also accommodate hiking trail access and a corridor for wildlife. A flood plain study for this watercourse shall be provided from the property boundary to the Temescal Wash flood plain.

Water quality mitigation is provided at several locations within the development. Planning Area 17 at the southwest corner of the site serves as the primary BMP feature for the development. This lot will also be used as an open space/recreational lot. Planning Area 25 is a water quality basin for the easterly portion of the development. All water quality mitigation will comply with the latest MS4 permit issued by the Regional Water Quality Control Board. These BMP's should provide appropriate mitigation for the improvements proposed with this development. All basin BMP's shall include mitigation for the hydrological conditions of concern (HCOC) and address discharges from the basins into environmentally sensitive areas (ESA). As development of the project site is submitted and processed, if it is determined that the ultimate capacity of the BMP's are reached, then additional mitigation will be required.

In general, the Drainage Plan as proposed for the specific plan allows offsite runoff to either continue to flow naturally through the site or it is collected and conveyed in storm drain facilities through the development and discharged back to a natural watercourse. Onsite runoff is collected and conveyed in storm drains where lower flows are taken for mitigation in a water quality BMP while larger storm events are discharged into Temescal Wash. The Drainage Plan as presented in the document is acceptable to the District.

10.FLOOD RI. 2 SP PUB MAINT OF TEMESCAL WASH RECOMMND

In accordance with FEMA regulations, all improvements associated with this project which 'channelize' the Temescal Wash must be maintained by a public entity. The District will not maintain these components since they are considered non-structural.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP TEMESCAL WASH FP ANALYSIS RECOMMND

The current (June 2014) flood plain analysis for Temescal Wash submitted for the CLOMR requires a rip rap grade control structure at the downstream side of Temescal Hills Drive bridge crossing, a rip rap drop structure at the upstream side of the Toscana Drive bridge, rip rap grade control structures between the two bridges and any necessary slope protection along the embankment for Temescal Canyon Road, Planning Area 5 and Planning Area 17.

The District will not provide any maintenance support for any of these improvements or in maintaining the Temescal Wash flood plain. The Transportation Department should be responsible for maintaining improvements associated with the bridges and slopes along Temescal Canyon Road. The slope protection measures along the embankment slopes by Planning Area 5 and the grade control structures will be maintained by the Western Riverside County Regional Conservation Authority (RCA). An additional flood plain analysis is being prepared which demonstrates that the grade control structures are not required as a flood control improvement to maintain the flood plain. These structures are in place for environmental purposes to stabilize the wash to assist in developing habitat.

10.FLOOD RI. 4 SP SPANISH HILLS FLOW MIT RECOMMND

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" community to the west of the project have constructed improvements within the existing watercourses downstream of this development and these downstream properties are sensitive even to minor flows. The 100-year flow rates shall be attenuated to no more than 50-percent of the pre-developed flow rate (based on the governing 100-year event) at all specific plan outfall locations tributary to Spanish Hills.

10.FLOOD RI. 5 SP GROUNDWATER RECHARGE RECOMMND

The potential for flood damage to the Spanish Hills area is a major concern but recharging the groundwater table is also important and necessary for the residents to maintain the use of their wells. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 SP GROUNDWATER RECHARGE (cont.) RECOMMND

feasible as development occurs.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEO02349 RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

GEO02349 concluded:

1.Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.

2.The potential for surface rupture is low.

3.The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.

4.The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.

5.The potential for seismically induced landsliding is considered to be very low at the site.

6.Some boulders may be dislodged on natural slopes during ground shaking events.

7.Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.

8.The potential for sieche impacting the property is considered to be non-existent.

GEO02349 recommended:

1.When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.

2.Removal and/or catchment devices may be required in areas

10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02349 (cont.) RECOMMND

where boulders may be dislodged on natural slopes during ground shaking events.

3.Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
1)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.
a).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.
b)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

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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.
c)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. 8 SP - MAINTAIN AREAS & PHASES RECOMMND

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.

10.PLANNING. 9 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 11 SP - PDP01460 RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:
"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

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10. GENERAL CONDITIONS

10.PLANNING. 12 SP - LOW PALEO RECOMMND

Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for paleontological resources. 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

10. GENERAL CONDITIONS

10.PLANNING. 12 SP - LOW PALEO (cont.) RECOMMND

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.

10.PLANNING. 13 SP - GEO02349 UPDATE RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis

10. GENERAL CONDITIONS

10.PLANNING. 13 SP - GEO02349 UPDATE (cont.) RECOMMND

1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 15 SP - PDA04837,4862-4864 RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Rieverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey.
Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - PDA04837,4862-4864 (cont.) RECOMMND

CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

10.PLANNING. 16 SP - IF HUMAN REMAINS FOUND RECOMMND

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THE PROJECT:

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 by the Coroner within the period specified by law (24 hours). 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.

TRANS DEPARTMENT

10.TRANS. 1 SP - LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - LANDSCAPING PLANS (cont.) RECOMMND

SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

10.TRANS. 2 SP - SP327A1/CONDITIONS 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 General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:
Dawson Canyon Road (EW)
Lawson Drive (EW)
Trilogy Parkway (EW)
Glen Ivy Road (EW)
Temescal Hills Drive-North (EW)
Temescal Hills Drive-South (EW)
Indian Truck Trail (EW)
Campbell Ranch Road (EW)
Future Arterial Road-north
Future Arterial Road-south

I-15 Freeway NB Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Freeway SB Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

De Palma Road (NS) at:
Indian Truck Trail (EW)

Horsethief Canyon Road (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP327A1/CONDITIONS (cont.) RECOMMND

Temescal Canyon Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate recommendations and mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

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.

10.TRANS. 3 SP - SP327A1/IMPROVEMENTS RECOMMND

All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan Designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

Temescal Hills Drive shall be improved with 44' AC pavement within 66'-75 of road right-of-way. This includes

Toscana Drive shall be improved with 44' AC pavement within 66'-76' of road right-of-way.

Street A (bounded by PA7, PA8, PA13, PA14, and PA15) shall be improved with 40' AC pavement within 60' (min.) road right-of-way.

All interior streets shall be improved with 36' AC pavement within 56' road right-of-way.

10.TRANS. 4 SP - SP327A1/WRCOG TUMF RECOMMND

Prior to the issuance of the certificates of occupancy or final building inspection (whichever occurs first), the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with Ordinance No. 824. Fees may also be paid at the time application is made for building

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10. GENERAL CONDITIONS

10.TRANS. 4 SP - SP327A1/WRCOG TUMF (cont.) RECOMMND

permit pursuant to Ord. 824.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST RECOMMND

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.

20.PLANNING. 2 MAP-SUBMIT FINAL DOCUMENTS RECOMMND

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shal be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard 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 Departmnet: 1 copy
Transportation Department: 1 copy
County Planning Department in Riverside: 1 copy
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.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 WATER AND SEWER WILL SERVE LTR RECOMMND

Prior to the approval of any Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH) for review and approval an original copy of a water and sewer "will-serve" letter from the appropriate purveyor(s).

Any existing onsite wastewater treatment system (OWTS) and/or existing onsite water well shall be properly removed or abandoned under permit with DEH.

30.E HEALTH. 2 INDUSTRIAL HYGIENE RECOMMND

Prior to the approval of any project, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval, an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3 ENVIRONMENTAL CLEANUP PROGRAMS RECOMMND

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 Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval, an original copy of an Environmental Site Assessment, Phase I study (ESA Phase 1). Applicable review fees shall apply.

For any implementing projects that include Assessor Parcel Number 290-070-026 and 290-070-030, a Phase II Environmental Site Assessment shall be required. Applicable review fees shall apply.

EPD DEPARTMENT

30.EPD. 1 SP-PHASE DEDICATION RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP-PHASE DEDICATION (cont.) RECOMMND

on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE. The condition shall be modified to specifically address the relevant project phase:
The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands.
This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below.
Phase 1 Dedication
Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

oAn existing 60-foot access easement over the existing dirt

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP-PHASE DEDICATION (cont.) (cont.) RECOMMND

road known as El Hermano Road in PA 26B;
oA proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
oAn existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
oProposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and
oProposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F.
There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication
Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.
Phase 3 Dedication
Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:
oA proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA;
oA proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

30.EPD. 2 SP- GENERAL LANDSCAPING RECOMMND

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 as PRIOR TO GRADING PERMIT ISSUANCE:
Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2 SP- GENERAL LANDSCAPING (cont.) RECOMMND

Environmental Programs Division for review and approval. In accordance with the EIR, no species on List 6.2 of the MSHCP shall be utilized on the site, within 500 feet of conservation openspace (including any hydroseed mix used for interim erosion control) for consistency with Section 6.1.4 of the MSHCP. Mitigation measure BIOL-8 states that landscaping adjacent to natural open space shall include native trees that will provide canopy for birds and wildlife use as habitat and as a movement corridor.

30.EPD. 3 SP-FEE RECOMMND

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 as Prior to Recordation:
Prior to the the first map recordation within each of the Planning Areas 1 through 14 within the Specific Plan, a special fee in the amount of $23,678.58 shall be paid. This special fee is required under the terms of the Memorandum of Understanding (MOU) between the property owner and the County of Riverside dated June 10, 2003. This special fee shall be payable only once for each Planning Area and shall be in addition to the standard MSHCP Fee established under Ordinance 810.2.
Pursuant to the MOU, Riverside County designates the Western Riverside County Regional Conservation Authority (RCA) to accept payment of this fee and to use it for the acquisition of real property, for habitat conservation, on the County's behalf. Each time the fee is paid, the RCA shall provide proof of payment to the Riverside County Environmental Programs Division (EPD). This proof of payment shall include a list of Planning Areas for which the fee has been paid up to that point.

30.EPD. 4 SP-NESTING BIRDS RECOMMND

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 as PRIOR TO GRADING PERMIT ISSUANCE:
The clearing of upland habitat shall occur outside of the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4 SP-NESTING BIRDS (cont.) RECOMMND

Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of upland vegetation outside of the bird breeding season will not require a nesting bird clearance survey.

30.EPD. 5 SP-CONSTRUCTION MONITORING RECOMMND

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 as PRIOR TO GRADING PERMIT ISSUANCE:
Mitigation measure BIOL-10 requires a qualified biological monitor to conduct a training session for project personnel prior to grading. Training shall include a description of species of concern, habitats, general provisions of the ESA and the MSHCP, and penalties associated with violating the ESA. The training shall also include a discussion of the general measures being implemented to conserve the species of concern.
Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams.

The monitor shall oversee construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental impacts to habitat and species of concern outside of the project footprint.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6 SP-RIP/RIV PLAN RECOMMND

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 as PRIOR TO GRADING PERMIT ISSUANCE:
Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit an updated version of the document titled, Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) incorporating wildlife agency requirement. . The document shall be submitted to the Riverside County Environmental Programs Division for final review and approval. The plan shall include financial assurances. The following language was taken directly from the General Biological Report. Mitigation for impacts to Riparian (vegetated) resources, with the exception of tamarisk scrub, will be at a 3:1 ratio for both temporary and permanent impacts. The Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a 1:1 ratio (Table 14). Approximately 17.2 acres of mitigation will occur on site per the Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014), with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County and other resource agencies. Mitigation for unavoidable impacts to Riparian/Riverine areas will be biologically equivalent to resources being impacted by the proposed project.
Mitigation measures to minimize impacts to waters include:

-Use of standard BMPs to minimize the impacts during construction (see also Section 5.6.1 above).
oConstruction-related equipment will be stored in upland areas, outside of drainages except as required by project design (restoration, trash removal, etc.).
oSource control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the project to capture and treat contaminants (see also Section 5.6.1

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6 SP-RIP/RIV PLAN (cont.) RECOMMND

above).
oTo avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
oEmployees shall strictly limit their activities, vehicles, equipment and construction material to the proposed project footprint, staging areas, and designated routes of travel.
oConstruction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

30.EPD. 7 SP-RIP/RIV INSTALL REPORT RECOMMND

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 as PRIOR TO BUILDING PERMIT ISSUANCE:
Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in document titled Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

30.EPD. 8 SP-MSHCP CONSISTENCY RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the project shall be evaluated for consistency with the MSHCP.

The "Prior to Project Approval" conditions associated with SP00327A1 are not comprehensive, and do not guarantee consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Each implementing project shall be individually evaluated for MSHCP Consistency. This may require additional biological surveys and/or conditions of approval.

Project specific conditions may include avoidance measures

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 8 SP-MSHCP CONSISTENCY (cont.) RECOMMND

and fencing for conserved habitats, Burrowing owl Preconstruction Surveys, MBTA Nesting Bird Avoidance, or any other conditions specific to a particular portion of SP.

30.EPD. 9 SP-30 DAY BURROWING OWL RECOMMND

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 as PRIOR TO GRADING PERMIT ISSUANCE:

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 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.

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL PLAN RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 1 SP - TRAIL PLAN (cont.) RECOMMND

District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - 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."

30.PLANNING. 2 SP - 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.

30.PLANNING. 3 SP - NATIVE MONITOR RECOMMND

Native American Monitor
Prior to applying the Conditions of Approval, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - NATIVE MONITOR (cont.) RECOMMND

resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

2) Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
4) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

30.PLANNING. 3 SP - DURATION OF SP VALIDITY RECOMMND

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 shall be valid for a period of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, at which time the County may elect to begin revocation hearings. Should the County not elect to revoke the SPECIFIC PLAN after 20 years the plan shall remain valid until such time that the County revokes the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.) RECOMMND

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 the issuance of the 1,154th building permit.) 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 - PROJECT LOCATION EXHIBIT RECOMMND

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. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

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. 10 SP *- ADDENDUM EIR RECOMMND

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 informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP *- ADDENDUM EIR (cont.) RECOMMND

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. 11 SP *- EA REQUIRED RECOMMND

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."

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR (cont.) RECOMMND

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. 13 SP *- SUBSEQUENT EIR RECOMMND

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 not required."

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS RECOMMND

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 (SP327A1), and the CHANGE OF ZONE(CZ7807) must have

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS (cont.) RECOMMND

been approved, and adopted 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. 15 SP - AMENDMENT REQUIRED RECOMMND

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:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. 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 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. 16 SP - PARK AGENCY REQUIRED RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - PARK AGENCY REQUIRED (cont.) RECOMMND

implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G)G of Ordinance No. 460 or through the creation of a new CSA that incorporates the project area. Documentation of said annexation shall be provided to the Planning Department."

30.PLANNING. 18 SP *- PA PROCEDURES RECOMMND

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]:

1. 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. 19 SP - COMMON AREA MAINTENANCE RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

implementing application:

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

a. A permanent master maintenance organization or HOA 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.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I."

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, 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)

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) RECOMMND

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 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 Exhibit '___' 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

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 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map) for all Planning Areas (PA) except PA 17, 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 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

30. PRIOR TO ANY PROJECT APPROVAL

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

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 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."

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. 22 SP - ARCHAEO M/M PROGRAM RECOMMND

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 archaeologist. This agreement shall include, but

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM (cont.) RECOMMND

not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. 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 required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM RECOMMND

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 provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Planning Area ___ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 25 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construciton within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning areas 1-22 the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construciton within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 27 SP *- SKR FEE CONDITION RECOMMND

Prior to the approval of any implementing project 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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- SKR FEE CONDITION (cont.) RECOMMND

required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION RECOMMND

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 THE FIRST RESIDENTIAL BUILDING PERMIT INSPECTION within the entire SPECIFIC PLAN, all entry monumentation at primary SPECIFIC PLAN entry points shall be constructed in accordance with the SPECIFIC PLAN."

30.PLANNING. 29 SP - POST GRADING REPORT RECOMMND

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 BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION RECOMMND

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 Corona-Norco Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 34 SP - PA19 POCKET PARK PLANS RECOMMND

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 any implementing project in Plannig Area 4:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - PA19 POCKET PARK PLANS (cont.) RECOMMND

"PRIOR TO THE ISSUANCE OF THE 50th building permit(Phase I Development) within Planning Area 4 (PA4) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 19 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. 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 only apply to development in Planning Area 4."

30.PLANNING. 35 SP - PA19 P.P. CONSTRUCTION RECOMMND

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 any implementing project within Planning Area 4:

"The Park within Planning Area 19 shall be completed and opperational prior to the issuance of the 100th residential building permit within Planning Area 4.

This condition shall only apply to development in Planning Area 4."

30.PLANNING. 36 SP - PA20 POCKET PARK PLANS RECOMMND

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 any implementing project in Plannig Area 7:

"PRIOR TO THE ISSUANCE OF THE 30th building permit(Phase II Development) within Planning Area 7 (PA7) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 20 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA20 POCKET PARK PLANS (cont.) RECOMMND

descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 37 SP - PA20 P.P. CONSTRUCTION RECOMMND

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 any implementing project within Planning Area 7:

"The Park within Planning Area 20 shall be completed and opperational prior to the issuance of the 60th residential building permit within Planning Area 7.

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 38 SP - PA21 POCKET PARK PLANS RECOMMND

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 any implementing project in Plannig Area 9:

"PRIOR TO THE ISSUANCE OF THE 40th building permit(Phase II Development) within Planning Area 9 (PA9) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 21 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21, and the Riverside County Guide to California Friendly Landscaping. 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 only apply to development in Planning Area 9."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - PA21 P.P. CONSTRUCTION RECOMMND

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 any implementing project within Planning Area 9:

"The Park within Planning Area 21 shall be completed and opperational prior to the issuance of the 80th residential building permit within Planning Area 9.

This condition shall only apply to development in Planning Area 9."

30.PLANNING. 40 SP - PA22 POCKET PARK PLANS RECOMMND

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 any implementing project in Plannig Area 10:

"PRIOR TO THE ISSUANCE OF THE 35th building permit(Phase II Development) within Planning Area 10 (PA10) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 10 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. 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 only apply to development in Planning Area 10."

30.PLANNING. 41 SP - PA22 P.P. CONSTRUCTION RECOMMND

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 any implementing project within Planning Area 10:

"The Park within Planning Area 22 shall be completed and opperational prior to the issuance of the 70th residential building permit within Planning Area 10.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - PA22 P.P. CONSTRUCTION (cont.) RECOMMND

This condition shall only apply to development in Planning Area 10."

30.PLANNING. 42 SP - PA23 POCKET PARK PLANS RECOMMND

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 any implementing project in Plannig Area 14:

"PRIOR TO THE ISSUANCE OF THE 35th building permit(Phase III Development) within Planning Area 14 (PA14) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 23 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 23, and the Riverside County Guide to California Friendly Landscaping. 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 only apply to development in Planning Area 14."

30.PLANNING. 43 SP - P.P. CONSTRUCTION RECOMMND

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 any implementing project within Planning Area 14:

"The Park within Planning Area 23 shall be completed and opperational prior to the issuance of the 70th residential building permit within Planning Area 14.

This condition shall only apply to development in Planning Area 14."

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL (cont.) RECOMMND

on the implementing project:Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.
The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 45 SP - ARCHAEO AVOIDANCE #1 RECOMMND

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: Site(s) CA-RIV-1089, shall be avoided and preserved by Project design. . Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP - CONST. CULT. TRAINING RECOMMND

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 brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

30.PLANNING. 47 SP - CURATION OF COLLECTIONS RECOMMND

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 Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid".

30.PLANNING. 48 SP - PHASE IV REPORT RECOMMND

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 Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - PHASE IV REPORT (cont.) RECOMMND

the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition".

30.PLANNING. 49 SP - PRESERVATION PLAN RECOMMND

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 Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site (CA-RIV-1089). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/ maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval".

TRANS DEPARTMENT

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN RECOMMND

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

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN (cont.) RECOMMND

final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 2 SP - LC LNDSCP CMN AREA MNTNNC RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - LC LNDSCP CMN AREA MNTNNC (cont.) RECOMMND

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. 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 Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN 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).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: ALL Planning Areas.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP327A1/TS INSTALLATION RECOMMND

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:

-Temescal Canyon Road/Temescal Hills Drive
-Temescal Canyon Road/Toscana Drive
-Temescal Canyon Road/Glen Ivy Road

with no fee credit given for Traffic Signal Mitigation Fees;

-I-15 NB Ramps/Indian Truck Trail
-Temescal Canyon Road/Indian Truck Trail
-I-15 SB Ramps/Indian Truck Trail
-Temescal Canyon Road/Horsethief Canyon Road
-Temescal Canyon Road/Campbell Ranch Road
-Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) North
-Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility if constructed in the ultimate location.

30.TRANS. 4 SP - SP327A1/TCR BYPASS RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities oDistrict qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.

30.TRANS. 5 SP - SP327A1/TRAFFIC STUDY REQ RECOMMND

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP327A1/TRAFFIC STUDY REQ (cont.) RECOMMND

prior to each development phase.

30.TRANS. 6 SP - SP327A1/TS GEOMETRICS RECOMMND

Prior to Occupancy of 1st Dwelling Unit

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometries:

Northbound: two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane
NOTE: The project may elect to improve the northbound approach with one through lane and one right-turn lane as an interim improvement until such time the Temescal Canyon Road bypass is constructed. At that time, two northbound lanes will be needed, eliminating the right-turn lane.

The intersection of Temescal Canyon Road (NS) and Toscana Drive (EW) shall be improved to provide the following geometries:

Northbound: two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

Northbound: one left-turn lane, one right-turn lane
Southbound: N/A
Eastbound: two left-turn lanes, two through lanes

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP327A1/TS GEOMETRICS (cont.) RECOMMND

Westbound: two through lanes

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: two through lanes, one right-turn lane
Westbound: one left-turn lane, two through lanes

30.TRANS. 7 SP - SP327A1/INT SPACING RECOMMND

Temescal Canyon Road is designated as an Arterial Highway with a minimum intersection spacing of 1320' as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 8 SP - PA15 REC CENTER CONSTRUCT RECOMMND

Construction of PA 15(Phase II Development) shall be completed prior to issuance of the 650th residential building permit within the SP.

100.PLANNING. 9 SP - PA15 REC CENTER PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 300th building permit(Phase I Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 15, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. 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

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 SP - PA15 REC CENTER PLANS (cont.) RECOMMND

for the park and its facilities.

100.PLANNING. 10 SP - PA16 N.P. PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 650th building permit(Phase II Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 16. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 16 and with the requirements of Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. 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. 11 SP - PA16 N.P. CONSTRUCTION RECOMMND

Park construction (Phase II Development) shall be completed prior to the issuance of the 1,122nd residential building permit within the SPECIFIC PLAN.

100.PLANNING. 13 SP - PA17 P.P. CONSTRUCTION RECOMMND

Construction of the Park in Planning Area 17 shall commence prior to the issuance of the 1st residential building permit within the SPECIFIC PLAN. The park shall be completed within 12 months. The applicant shall provide a bond or cash deposit to the County (or as deemed appropriate by the County Fee Administrator) in an amount sufficient to cover the total construction cost of the park should the applicant or successor in interest not complete the park within the 12 month period or if construction activity ceases for a period of more than one month. The applicant or successor in interest is responsible for demonstrating that the amount of the deposit is adequate for construction of the park, to the satisfaction of the County Fee Administrator.

100.PLANNING. 14 SP - PA18 N.P. PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 300th building permit(Phase I Development) within the SPECIFIC PLAN, detailed park plans

SPECIFIC PLAN Case #: SP00327A1 Parcel: 290-130-081

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 14 SP - PA18 N.P. PLANS (cont.) RECOMMND

shall be submitted to and approved by the Planning Department and the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 18. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 18 and with the requirements of the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. 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. 15 SP - PA18 N.P. CONSTRUCTION RECOMMND

Park construction (Phase I Development) shall be completed prior to the issuance of the 601st residential building permit within the SPECIFIC PLAN.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1.

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, 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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36643 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36643, Amended No. 1, dated February 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 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. 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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

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

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 &

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

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. 20 MAP - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 21 MAP - SPECIAL INSPECTIONS RECOMMND

In accordance with Ordinance 457 the applicant/developer shall provide [periodic / continuous] inspections for the following types of construction: cribwall.

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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

10. GENERAL CONDITIONS

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LLWD WATER AND SEWER SERVICE RECOMMND

Tract Map 36643 is proposing to receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 IND HYGIENE-NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required for Tract Map 36643. However, the project shall be required to comply with 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 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. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT DRAFT

Tract 36643 is a proposal to subdivide an approximately 330-acres site into multiple parcels (both numbered and lettered) for various uses including residential housing, open space, roads, parks, and basins (both detention and water quality). The site is located in the Temescal Canyon area east of Interstate 15, on the east side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. The area to be developed is Phase 1 of Specific Plan 327 (Toscana Specific Plan), Amendment No. 1. Tract 36593, which is primarily a residential development proposal within Tract 36643, is being processed concurrently with this proposal. The District's understanding is Tract 36643 will construct a majority of the infrastructure (roads, storm drains, sewer, water, etc.) plus some of the development's amenities and provide large mass graded residential lots for development under Tract 36593. Unless otherwise approved by the District, the final approval of any development within Tract 36593 will require completion of the drainage improvements of Tract 36643.

Temescal Wash, a FEMA mapped flood plain, flows northwesterly along the westerly portion of the property adjacent to Temescal Canyon Road. Two arched culvert bridges at Temescal Hills Drive and Toscana Drive will cross this flood plain to provide access to the site from Temescal Canyon Road. In addition, there are grade stabilizers, embankment protection, drop structures and rip rap where erosive velocities are anticipated. A CLOMR/LOMR for this flood plain is being processed. Grading and building permits can be issued while the CLOMR and LOMR are being processed but occupancy will not be permitted until the LOMR is approved. All improvements constructed within the flood plain must be maintained by a public agency. The District will not maintain any improvements associated with the Temescal Wash flood plain. The Temescal Wash flood plain shall be delineated on an Environmental Constraint Sheet (ECS).

Another significant watercourse enters along the easterly boundary of the site and flows southwesterly within Lot G (Planning Area 26C of the Specific Plan). These flows will be conveyed under Toscana Drive in a large arch pipe culvert. These flows will continue southwesterly and

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) DRAFT

discharge into Temescal Wash. It is proposed that the culvert under Toscana Drive will be large enough to convey not only storm runoff but also accommodate hiking trail access and a corridor for wildlife. A flood plain study for this watercourse shall be provided from the property boundary to the Temescal Wash flood plain. This flood plain shall also be delineated on an ECS. Slope protection around the upstream/downstream ends of this culvert may be necessary if it is found that flows are erosive. Maintenance of the arch pipe culvert and any slope protection will be the responsibility of the HOA.

The two bridges that cross Temescal Wash are within public right of way and the Transportation Department will be responsible for the operation and maintenance of these portions of roadway. The Toscana development is a gated community and the Home Owners Association (HOA) will be responsible for maintenance of the streets within the development. Inside the gated community, if access within the development is provided to the District, the District will operate and maintain the larger (greater than 36-inches) storm drains within the development. The HOA shall have the maintenance responsibility of storm drain inlets, catch basin, connector pipes and smaller storm drains (36-inches or less) within the development.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. As stated in the Specific Plan 327, Amended No. 1 document, the post-developed discharge flow rates tributary to the Spanish Hills community will be reduced by no more than 50% of the pre-developed peak flow rates for the governing 100-year storm event in order to reduce the flood risk. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible and do not pose a public danger to other improvements.

Water quality mitigation is provided at several locations within the development. Lot 10 (Planning Area 17 of the Specific Plan) at the southwest corner of the site serves

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) DRAFT

as the primary BMP feature for the development. This lot will also be used as an open space/recreational lot. Lot I (Planning Area 25 of the Specific Plan) is a water quality basin for the easterly portion of the development. All water quality mitigation will comply with the latest MS4 permit issued by the Regional Water Quality Control Board. These BMP's should provide the required mitigation for the improvements proposed with this development. All basin BMP's shall include mitigation for the hydrological conditions of concern (HCOC) and address discharges from the basins into environmentally sensitive areas (ESA). As future developments (Tract 36593 and future phases of SP 327A1) are submitted and processed, if it is determined that the ultimate capacity of the BMP's are reached, then additional mitigation will be required.

10.FLOOD RI. 2 MAP PUB MAINT OF TEMESCAL WASH RECOMMND

In accordance with FEMA regulations, all improvements associated with this project which 'channelize' the Temescal Wash flood plain must be maintained by a public entity. The District will not maintain any improvements within the limits of the Temescal Wash flood plain.

10.FLOOD RI. 3 MAP COLLECTOR CHANNEL/BASIN RECOMMND

The storm drain inlet located in the collector channel/basin in the vicinity of Lot 7 shall be designed to accept 150% of the tributary 100-year flow rate to account for potential debris. The collector channel/basin area should capture and convey storm runoff with a minimal attenuation of flows. The District will maintain this inlet and the downstream storm drain if vehicular access to the inlet is provided. The maintenance of the collector channel/basin area will be the responsibility of the applicant, the Home Owners Association or another maintenance entity. The collector channel/basin area shall be located within a dedicated easement until such time as the upstream development requires extending the storm drain and the inlet and the collector channel/basin can be removed.

10.FLOOD RI. 4 MAP SPANISH HILLS MITIGATION RECOMMND

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills"

10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP SPANISH HILLS MITIGATION (cont.) RECOMMND

community to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to Spanish Hills area will be reduced to no more than 50% of the pre-developed flow rates in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Select materials located at the outfall of storm drains which discharge flows toward Spanish Hills area shall be placed when possible and feasible.

10.FLOOD RI. 5 MAP GRNDWATER RECHRGE(PHASE 1) RECOMMND

The potential flood damage to the Spanish Hills community is a major concern but recharging the groundwater table is also important and necessary for these residents to maintain the use of their wells. The storm drain which conveys runoff captured in the collector channel/basin eventually discharges these flows on the north side of Temescal Hills Drive near Planning Area 16 of the Specific Plan. In order to promote recharging the groundwater table for the wells of the residents of the Spanish Hills community, the outlet for this storm drain (typically constructed with rock rip rap) will be placed on a minimum 4-foot thick bed of sand/small rock. The outlet shall be designed to return large flows to a pre-developed flow condition plus allow lower flows to infiltrate into the ground. No water quality mitigation is associated with this outlet. Should the applicant's geologist determine that allowing infiltration and saturation of the soil at this outlet point could endanger the surrounding roadway, embankments, improvements and/or the public's health and safety, an alternative method of groundwater recharge acceptable to the District and the County Geologist shall be submitted to the District.

The District recognizes that both the collector channel/basin and the storm drain outlet structure are 'temporary' improvements and will be removed during construction of Phase 2 of the specific plan. When Phase 2

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP GRNDWATER RECHRGE(PHASE 1) (cont.) RECOMMND

application proposals are submitted, a proposal for recharging the groundwater table will also be necessary prior to issuance of conditions of approval.

10.FLOOD RI. 8 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. 9 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. 12 MAP OWNER MAINT NOTICE RECOMMND

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. 14 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. 21 MAP WQMP 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

10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

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. 23 MAP SUBMIT FINAL WQMP =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 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.

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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 24 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.

10.FLOOD RI. 26 MAP WATERS OF THE US (FEMA) RECOMMND

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. A flood study consisting of HEC-2/HEC-RAS 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. The study shall be submitted with the related project improvement plans. Final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. 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.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval

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10. GENERAL CONDITIONS

10.FLOOD RI. 26 MAP WATERS OF THE US (FEMA) (cont.) RECOMMND

is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Wildlife 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits.

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
1)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.
a).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.
b)At the meeting, the significance of the discoveries shall

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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 Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
c)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. 8 MAP - GEO02349 RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices". This document is herein incorporated as a part of GEO02349.

GEO02349 concluded:

1.Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.

2.The potential for surface rupture is low.

3.The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.

4.The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.

5.The potential for seismically induced landsliding is considered to be very low at the site.

6.Some boulders may be dislodged on natural slopes during ground shaking events.

10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - GEO02349 (cont.) RECOMMND

7.Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.

8.The potential for sieche impacting the property is considered to be non-existent.

9.Blasting will have little to no impact on domestic or wild animals near the site or on neighboring properties.

10.Rock blasting can be done without damaging offsite structures.

11.It is extremely unlikely that blast-induced motion would have any impact whatsoever on well casings, pumps, water supply pipes or any other buried utilities.

12.It is extremely unlikely that blasting will have any impact on the stability of the proposed slopes built in hard rock formations.

GEO02349 recommended:

1.When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.

2.Removal and/or catchment devices may be required in areas where boulders may be dislodged on natural slopes during ground shaking events.

3.Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

4.Specific blasting controls to protect existing and future structures and utilities, and minimize annoyance, from blasting operations pursuant to the November 12, 2013 Revey Associates, Inc. report referenced above.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 is hereby

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - GEO02349 (cont.) (cont.) RECOMMND

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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 10 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. 11 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. 18 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

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 19 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.

10.PLANNING. 22 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall prevent all off-highway vehicles from using the property.

10.PLANNING. 23 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.

10.PLANNING. 25 MAP - PDA04862 RECOMMND

County Archaeological Report (PDA) No 4862, submitted for this project (TR36643) was prepared by Brian F. Smith and

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - PDA04862 (cont.) RECOMMND

Associates, Inc. and is entitled: "Historic Structure Assessment 11950 Hermano Road, Riverside County, California," dated June 19, 2014.
(PDA) No 4862 concluded that the removal of the structure will not pose a negative impact on the history, or the overall character, of the Temescal Valley region. The structure located at 11950 El Hermano Road is not historically significant, as defined by CEQA significance criteria.
(PDA) No 4862 recommends no further historical resources consideration is necessary for this resource.
This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 26 MAP - LOW PALEO RECOMMND

Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for paleontological resources. 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

10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - LOW PALEO (cont.) RECOMMND

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.

10.PLANNING. 27 MAP - PDP01460 RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

10. GENERAL CONDITIONS

10.PLANNING. 27 MAP - PDP01460 (cont.) RECOMMND

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

10.PLANNING. 28 MAP - GEO02349 UPDATE RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit

10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - GEO02349 UPDATE (cont.) RECOMMND

adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 29 MAP - PDA04837, 4863, 4864 RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Rieverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey.

Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates (PDA) No. 4864, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and (PDA) No. 4863, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

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10. GENERAL CONDITIONS

10.PLANNING. 30 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:

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 by the Coroner within the period specified by law (24 hours). 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. 31 MAP - NO RESIDENTIAL GRADING RECOMMND

This Tentative Tract Map is intended for financial purposes only. Streets and other utilities (including grading for these improvements) may be permitted with this map; however, no residential lots or grading for single family resdiential lots (not including mass grading) shall be permitted with this map.

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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. 3 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 - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 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.

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide 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.

10.TRANS. 8 MAP - TS/CONDITIONS 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 General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - TS/CONDITIONS (cont.) RECOMMND

of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:
Dos Lagos Drive (EW)
Temescal Canyon Road (north) (EW) - future intersection
Temescal Canyon Road (south) (EW) - future intersection
Lawson Road (EW)
Trilogy Parkway (EW)
Glen Ivy Road (EW)
Temescal Hills Drive (EW) - future intersection
Toscana Drive (EW) - future intersection
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Southbound Ramps
Temescal Canyon Road (EW)
Indian Truck Trai (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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.) RECOMMND

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.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MITIGATION FEE RECOMMND

Prior to the first map recordation within each of the Planning Areas 1 through 14 within the Specific Plan, a special fee in the amount of $23,678.58 shall be paid. This special fee is required under the terms of the Memorandum of Understanding (MOU) between the property owner and the County of Riverside dated June 10, 2003. This special fee shall be payable only once for each Planning Area and shall be in addition to the standard MSHCP Fee established under Ordinance 810.2.
Pursuant to the MOU, Riverside County designates the Western Riverside County Regional Conservation Authority (RCA) to accept payment of this fee and to use it for the acquisition of real property, for habitat conservation, on the County's behalf. Each time the fee is paid, the RCA shall provide proof of payment to the Riverside County Environmental Programs Division (EPD). This proof of payment shall include a list of Planning Areas for which the fee has been paid up to that point.
The applicant shall provide a map for each grading permit showing the limits of grading overlaid on the Planning Area Map.

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.

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50. PRIOR TO MAP RECORDATION

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".

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. 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 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

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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. 9 MAP SUBMIT FINAL WQMP RECOMMND

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.

50.FLOOD RI. 11 MAP SHOW FLOODPLAIN ECS RECOMMND

he 100-year floodplain limits of the Temescal Wash and the unnamed watercourse through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 13 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

50.PARKS. 3 MAP - TRAIL MAINTENANCE LOCAL DRAFT

The applicant, or successors-in-interest or assignees (HOA) shall be responsible for the maintenance of all local trail(s) and easement areas identified in the Toscana Specific Plan until such time as the maintenance is taken over by the appropriate maintenance District or entity. If the maintenance is taken over,the applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape Lighting Maintenance District accepting

50. PRIOR TO MAP RECORDATION

50.PARKS. 3 MAP - TRAIL MAINTENANCE LOCAL (cont.) DRAFT

trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all trail(s) identified in the Toscana Specific Plan. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

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 - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

This map is intended for financing purposes only.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Specific Plan No. 327A1 has been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 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. 19 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. 21 MAP - ECS NOTE SURFACE MINING RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lots on this map are located partly or wholly within 600 feet of a surface mining operation permitted pursuant to Ordinance No. 555. The lot may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 600 feet of a surface mining operation permitted pursuant to County Ordinance No. 555.

50.PLANNING. 26 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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 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. 35 MAP - ECS SHEET RECOMMND

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-1089.

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

Residential lot access shall be restricted on Temescal Canyon Road and so noted on the final map.

50.TRANS. 3 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. 4 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated Temescal Valley Design Guidelines.

50.TRANS. 5 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan and a separate bridge 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.

50.TRANS. 8 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 applicaton 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 Temescal Canyon Road.

(2) Trails along Temescal Canyon Road.

(3) Streetlights.

(4) Bridge lights.

(5) Traffic signal located on Temescal Canyon Road at Toscana Drive.

(6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.

(7) 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

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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. 9 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. 10 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping and trail 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 Temescal Canyon Road and trails shall be improved along Temescal Canyon Road.

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

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND

maintenance and trails are 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.

50.TRANS. 11 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. 12 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. 13 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. 14 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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 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 or as approved by the Director of Transportation.

50.TRANS. 16 MAP - DEDICATIONS RECOMMND

Temescal Hills Drive and Toscana Drive (from Temescal Canyon Road to proposed gated entry excluding bridge, public road) along project boundary is designated as an ENTRY road and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within a 66' full-width publicly dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461. (Modified for no sidewalks and construction of 8' decomposed granite paseos.)

NOTE: 1. An 8' decomposed granite paseo shall be constructed within the 16' parkway, on one side.

Temescal Hills Drive and Toscana Drive (along bridges, public road) shall be improved with 44' full-width improvement as determined by the Director of Transportation within a 66'-75' full-width publicly dedicated right-of-way in accordance with County Standard No. 115, Ordinance 461 and/or with Caltrans bridge standard. (Modified for reduced right-of-way from 74' to 66'-75'.)

NOTE: 1. Sidewalk or 8' paseos shall be constructed within a 13' (minimum) parkway, on one side as approved by the Director Transportation.

2. Bridge type to be approved by the Director of Transportation.

As shown on the tentative map, Temescal Hills Drive (from proposed gated entry to PA 4 entrance, private street) and Toscana Drive (from proposed gated entry to PA 1 & 5 entrance, private street) shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within a 66' full-width dedication in accordance with County Standard No. 104, Section "A". (44'/66') (Modified for no sidewalks and the construction of 8' decomposed granite paseos.) The dedication is for public utility

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - DEDICATIONS (cont.) RECOMMND

purposes together with the right of ingress and egress for emergency vehicles.

NOTE: 1. An 8' decomposed granite paseos shall be constructed within the 16' parkway, on one side.

2. Toscana Drive may be allowed to have rolled curbs.

As shown on the tenetative map, Temescal Hills Drive (from PA 4 entrance to PA 11 entrance), Street "A", and Toscana Drive (from PA 1 & 5 to Temescal Hills Drive), all private streets, shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo and 5' sidewalk, within the 76' full-width dedication in accordance with County Standard No. 103, Section "A". (44'/76') (Modified for sidewalk (on one side) and construct 8' decomposed granite paseo on the other side). The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTE: 1. An 8' decomposed granite paseo on one side shall be constructed within the 16' parkway.

2. A 5' meandering concrete sidewalk on the other side of paseo shall be constructed within the 16' parkway.

3. Toscana Drive may be allowed to have rolled curbs.

50.TRANS. 17 MAP - PART-WIDTH RECOMMND

Temescal Canyon Road along project boundary is designated as an Arterial Highway and shall be improved with 64' part-width AC pavement, (43' pavement on the project side and 21' AC pavement on the other side of the centerline), 8" concrete curb and gutter, and 10' multi-purpose trail (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 64' (from the new centerline on the project side) and within the existing right-of-way on the other side of the new centerline, part-width dedicated right-of-way in accordance with Temescal Valley Design Gudielines.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - PART-WIDTH (cont.) RECOMMND

NOTE: 1. A 10' multi-purpose trail (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation. The trail will cross to the opposite side of Temescal Canyon Road at Toscana Drive.

2. An 18' raised curb full-width landscaping median shall be constructed at the centerline per County Standard No. 92 and 113, Ordinance 461. The full-width raised median shall be constructed with concrete curb and gutter from Temescal Hills Drive to Indian Truck Trail. The limits of the landscaping shall be from Temescal Hills Drive to 1,421' south of Toscana Drive.

3. The project proponent shall dedicate, design, and improve Temescal Canyon Road along the project boundary with the approved road alignment study as directed by the Director of Transportation.

4. Additionally, along the project frontage, Temescal Canyon Road shall also be consistent with the dedication, alignment, and improvements shown on PM32885. The project proponent shall pay cash-in-lieu of improvements.

50.TRANS. 18 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Temescal Canyon Road to be determined by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along El Hermano

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - VACATION/SUR (cont.) RECOMMND

Road to be determined by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along State Route 395 to be determined by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 19 MAP - TS/GEOMETRICS RECOMMND

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometries:

Northbound: one through lane, one shared through/right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Toscana Drive (EW) shall be improved to provide the following geometries:

Northbound: one through lane, one shared through/right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - TS/GEOMETRICS (cont.) RECOMMND

Westbound: one left-turn lane, one right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 20 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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).

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

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-GRDG/EROSION SECURITIES RECOMMND

Prior to issuance of a Grading Permit, the applicant may be required to post a Security with the Building and Safety Department for the following:

1.Grading Security for grading in excess of 199 cubic yards.

2.Erosion control security.

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 by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved 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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 MAP- MASS GRADE ONLY PERMIT RECOMMND

Tentative Tract Map No. 36643 proposes super pads for future development. No Rough or Precise grading shall not be approved under this permit without an appropriate approval from the Planning Department and the Building and Safety Department.

E HEALTH DEPARTMENT

60.E HEALTH. 1 PHASE II ENV SITE ASSESMENT RECOMMND

Prior to the Issuace of a Grading Permit, the applicant shall submit a Phase II Environmental Site Assessment report to the Department of Environmental Health, Environmental Cleanup Programs (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8982.

60.E HEALTH. 2 ABANDON/REMOVAL- OWTS & WELLS RECOMMND

Any existing onsite wastewater treatment systems (OWTS) and/or onsite water wells shall be properly removed or abandoned under permit with the Department of Environmental Health (DEH). Applicable fees shall apply. For further information, please contact DEH at (951) 955-8980.

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 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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. 2 EPD-PHASE DEDICATION RECOMMND

Prior to the issuance of a grading permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit.
The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD-PHASE DEDICATION (cont.) RECOMMND

shall be released to RCA for use in acquiring open space lands.
This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below.
Phase 1 Dedication
Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

oAn existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B;
oA proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
oAn existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
oProposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and
oProposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F.
There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication
Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.
Phase 3 Dedication
Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:
oA proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD-PHASE DEDICATION (cont.) (cont.) RECOMMND

responsibility of the Toscana HOA;
oA proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

60.EPD. 3 EPD-GENERAL LANDSCAPING RECOMMND

Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County Environmental Programs Division for review and approval. In accordance with the EIR, no species on List 6.2 of the MSHCP shall be utilized on the site, within 500 feet of conservation openspace (including any hydroseed mix used for interim erosion control) for consistency with Section 6.1.4 of the MSHCP. Mitigation measure BIOL-8 states that landscaping adjacent to natural open space shall include native trees that will provide canopy for birds and wildlife use as habitat and as a movement corridor.

60.EPD. 5 EPD-NESTING BIRDS RECOMMND

The clearing of upland habitat shall occur outside of the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the Riverside County Environmental Programs Division for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of upland vegetation outside of the bird breeding season will not require a nesting bird clearance survey

60.EPD. 6 EPD-CONSTRUCTION MONITORING RECOMMND

Mitigation measure BIOL-10 requires a qualified biological monitor to conduct a training session for project personnel prior to grading. Training shall include a description of species of concern, habitats, general provisions of the ESA and the MSHCP, and penalties associated with violating the ESA. The training shall also include a discussion of the general measures being implemented to conserve the species of concern.

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 EPD-CONSTRUCTION MONITORING (cont.) RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams.

The monitor shall oversee construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental impacts to habitat and species of concern outside of the project footprint.

60.EPD. 7 EPD-RIP/RIV PLAN RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit an updated version of the document titled, Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) incorporating wildlife agency requirement. The document shall be submitted to the Riverside County Environmental Programs Division for final review and approval. The plan shall include financial assurances. The following language was taken directly from the General Biological Report. Mitigation for impacts to Riparian (vegetated) resources, with the exception of tamarisk scrub, will be at a 3:1 ratio for both temporary and permanent impacts. The Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a 1:1 ratio (Table 14). Approximately 17.2 acres of mitigation will occur on site per the Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014), with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 EPD-RIP/RIV PLAN (cont.) RECOMMND

approved by the County and other resource agencies. Mitigation for unavoidable impacts to Riparian/Riverine areas will be biologically equivalent to resources being impacted by the proposed project.
Mitigation measures to minimize impacts to waters include:

oUse of standard BMPs to minimize the impacts during construction (see also Section 5.6.1 above).
oConstruction-related equipment will be stored in upland areas, outside of drainages except as required by project design (restoration, trash removal, etc.).
oSource control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the project to capture and treat contaminants (see also Section 5.6.1 above).
oTo avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
oEmployees shall strictly limit their activities, vehicles, equipment and construction material to the proposed project footprint, staging areas, and designated routes of travel.
oConstruction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP GROUNDWATER RECHARGE RECOMMND

To promote recharging the groundwater table, the 'temporary' outlet (typically rock rip rap) for the storm drain which discharges flows tributary to the Spanish Hills area, will be placed on a minimum 4-foot thick bed of sand/small rock or other design approved by the District. The outlet shall be designed to return large flows to a pre-developed flow condition plus allow lower flows to infiltrate into the ground. No water quality mitigation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP GROUNDWATER RECHARGE (cont.) RECOMMND

is associated with this outlet. Should the applicant's geologist determine that allowing infiltration and saturation of the soil at this outlet point could endanger the surrounding roadway, embankments, improvements and/or the public's health and safety, an alternative method of groundwater recharge shall be submitted to the District.

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 final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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. Each phase shall provide the required water quality mitigation necessary for that phase.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPV REGIONAL RECOMMND

Prior to the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

60.PARKS. 2 MAP - TRAIL PLAN APPV LOCAL RECOMMND

Prior to the issuance of grading permits, the applicant must have submitted its Toscana Specific Plan internal trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - CULTURAL PROFESSIONAL RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - CULTURAL PROFESSIONAL (cont.) RECOMMND

grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.
The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition

60.PLANNING. 12 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 13 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 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. 19 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land 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. 21 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 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 329.86 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - SKR FEE CONDITION (cont.) RECOMMND

fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 22 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. 23 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 ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said 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. 27 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.

60.PLANNING. 29 MAP - ARCHAEO AVOIDANCE #1 RECOMMND

ARCHAEO AVOIDANCE #1 (CA-RIV-1089)
Site CA-RIV-1089 shall be avoided and preserved by Project design. Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-1089, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP - CONST. CULT TRAINING RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet for attendees shall be included in the Phase IV Monitoring Report.

60.PLANNING. 33 MAP - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:
1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 33 MAP - NATIVE MONITOR (cont.) RECOMMND

supplement for coordination and advisory purposes for all groups' interests only.
3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 34 MAP - NO RESIDENTIAL GRADING RECOMMND

This Tentative Tract Map is intended for financial purposes only. Streets and other utilities (including grading for these improvements) may be permitted with this map; however, no residential lots or grading for single family resdiential lots (not including mass grading) shall be permitted with this 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT (cont.) RECOMMND

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 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - MASS GRADE APPROVAL RECOMMND

Prior to grading permit final, the applicant shall obtain mass grade approval 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. Mass 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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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - MASS GRADE APPROVAL (cont.) RECOMMND

2.Submitting a "Wet Signed" copy of the Mass 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 for the Mass Grading and obtaining approval from a Riverside County inspector.

4.Rough/Mass Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough/mass grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

70.PARKS. 2 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS (cont.) RECOMMND

archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

70.PLANNING. 3 MAP - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP-RIP/RIV REPORT RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the document titled Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

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. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 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.

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,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Temescal Canyon Road.

(2) Trails along Temescal Canyon Road.

(3) Streetlights.

(4) Bridge lights.

(5) Traffic signal located on Temescal Canyon Road and Toscana Drive.

(6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.

(7) Street sweeping.

90. PRIOR TO BLDG FINAL INSPECTION

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 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@co.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.

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 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 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 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

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 unless otherwise approved by the District engineer.

90.FLOOD RI. 5 MAP SUBMIT LOMR RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCT INSPECT RECOMMND

Prior to the issuance of the 101 final inspection or completion of PHASE I, whichever occurs first, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 101 occupancy permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 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 park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA.

90.PLANNING. 10 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 329.86 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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

90. PRIOR TO BLDG FINAL INSPECTION

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 - STREETLIGHTS 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. 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 - 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

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) RECOMMND

conditions.

b) 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 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.

TRACT MAP Tract #: TR36643 Parcel: 283-210-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 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 Temescal Canyon Road.

90.TRANS. 6 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 7 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Toscana Drive (EW) to the future signal at Temescal Canyon Road (NS) and Temescal Hills Drive (EW). The project proponent shall provide interconnect along the project frontage.

or as approved by the Transportation Department.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

FILE COPY

DATE: October 31, 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 Department
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. County Surveyor
Riv. Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
CSA – Bill Brown
1st District Supervisor
1st District Planning Commissioner
City of Corona
Corona-Norco Unified School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS Dist. #8
Santa Ana RWQCB
South Coast Air Quality Mgmt. Dist.
CA Dept. of Fish & Game
U.S. Fish & Wildlife Svc.
Pechanga Band of Indians

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, TENTATIVE TRACT MAP NO. 36593 – EA42621 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road– 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but reduces the residential acreage form 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. The **Change of Zone** proposes to do two tasks 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 206.60 acres, into six hundred and one (601) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,800 square feet. APNs for the entire Specific Plan are: 283210002, 283240001, 283240002, 283240003, 283240004, 283240009, 283240010, 290070024, 290070026, 290070028, 290070029, 290070030, 290080037, 290080038, 290130020, 290130081, and 290130082

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 5, 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.

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.

BOARD OF DIRECTORS
C.W. Colladay
Paul Rodriguez
Grant E. Destache
Owen Garrett
John Butler

- TR36643

LEE LAKE WATER DISTRICT

GENERAL MANAGER
Jeff R. Pape

RECEIVED
SEP 30 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

September 26, 2013

Ms. Carolyn Sims Luna, Department of Planning & Land Use
County of Riverside
P.O. Box 1409
Riverside, CA 92502

Re: **Sewer Availability for APNs 290-070-029, 290-080-037, 290-130-020 and 290-130-081**

Dear Ms. Luna:

It is the intention of this District to provide sanitary sewer service to the above referenced proposed development.

Upon submittal of plans for review, the District will determine the following:

1. Major off-site facilities which may be required to serve this project.

Sanitary sewer service will be made available to the subject property provided:

1. The developer completes all necessary financial and non-financial arrangements, as determined by the District, with the District by March 2014.

2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Jeff R. Pape
General Manager

22646 Temescal Canyon Road, Corona, California, 92883-5015, Telephone (951) 277-1414, FAX (951) 277-1419

Tustin, CA | San Diego, CA | Murrysville, PA

JN 761-011

PLANNING 17542 East 17th Street, Suite 100 Tustin, CA 92780 p714.505.6360 f714.505.6361

MEMORANDUM

To: Matt Straite
Riverside County Planning Department

From: Tracy Zinn, Principal

Re: **EVALUATION OF TEMESCAL CANYON ROAD IN EIR NO. 439 (TOSCANA)**

Date: January 24, 2014

T&B Planning reviewed Environmental Impact Report (EIR) No. 439 to determine if activities associated within the improvement of Temescal Canyon Road and the environmental impacts associated therewith as currently proposed by Forestar Toscana, LLC (hereafter "Project Applicant") were adequately evaluated by EIR No. 439 in compliance with the California Environmental Quality Act (CEQA). Our research indicates that EIR No. 439 disclosed physical impacts to the environment that would occur with implementation of the Toscana Specific Plan, including impacts associated with the construction of Temescal Canyon Road, and recommended mitigation measures where necessary to avoid or reduce impacts. In our professional judgment, the level of analysis provided in EIR No. 439 is adequate to support the County's approval of roadway improvement plans for Temescal Canyon Road.

The Toscana Specific Plan was adopted and EIR No. 439 was certified by the Riverside County Board of Supervisors on December 18, 2006. At that time, it was the practice of Riverside County to combine Specific Plans and EIRs as one comprehensive document; with the entire Specific Plan effectively serving as the "Project Description" for the EIR (the Project Description establishes the scope of the analysis in the EIR). As described in the Toscana Specific Plan, the project evaluated by EIR No. 439 includes improvements (*e.g.*, widening) to Temescal Canyon Road along the site frontage (Page 4 of the Executive Summary & Page II-7, attached). The Specific Plan further describes that improvements to Temescal Canyon Road "… will be necessary as part of this project … The segment of Temescal Canyon Road adjacent to the southern project boundary (approximately 6,000 linear feet) will be improved to its ultimate half-section width as an arterial highway with a 128-foot right-of-way, which will be blended with the existing road improvements" (Page III.A-15, attached). Accordingly, proposed improvements to Temescal Canyon Road were clearly disclosed to the public, agency staff, and decision makers as part of the original EIR process.

Impacts associated with proposed improvements to Temescal Canyon Road are discussed under the relevant issue areas throughout EIR No. 439. Although the environmental analysis presented in EIR No. 439 is not as meticulous as what would be required in an EIR prepared today, EIR No. 439 clearly identifies direct and indirect impacts within the approximately 17-acre off-site area associated with Temescal Canyon Road (for a representative sample refer to EIR Pages VI.J-35, VI.J-36 & VI.J-38, attached), and includes mitigation measures to minimize or avoid environmental effects. EIR No. 439 was not legally challenged; therefore, the analysis and mitigation measures contained therein are considered to be legally adequate pursuant to CEQA.

Furthermore, EIR No. 439 actually imposes improvements to Temescal Canyon Road as mitigation (refer to Mitigation Measure CIRC-2(b), attached). Therefore, activities to improve Temescal Canyon Road also would fulfill the mitigation obligation of EIR No. 439 and would not represent a new action/impact of the project.

Based on the foregoing, T&B Planning believes that the analysis contained within EIR No. 439 provides sufficient coverage under CEQA for proposed improvements to Temescal Canyon Road. EIR No. 439 disclosed to the public, agency staff, and decision makers that roadway improvements would occur to Temescal Canyon Road as part of the larger Toscana project. We have compared the road's planned alignment disclosed in EIR No. 439 with the alignment proposed in the current improvement plans, and the alignments substantially conform.

EIR No. 439 disclosed the physical impacts that would result from the widening of Temescal Canyon Road and incorporated mitigation to minimize or avoid those effects. As such, proposed improvements do not represent a new, previously undisclosed action or physical impact of the project.

Please do not hesitate to contact me at (714) 397-4224 if you have any questions, comments, or concerns.

Cc: Kevin Tsang, Riverside County Transportation Department

A single 4.4-acre planning area with commercial uses is proposed to accommodate neighborhood retail commercial uses or potentially provide institutional uses, such as a library or childcare center. The project is also designed to protect an archeological site known to occur onsite that will be left undisturbed. The project also includes a number of developed recreational uses, including active park, recreation center and three pocket parks linked by an enhanced Paseo System (linear greenbelt parkway) to provide pedestrian access across the site.

In Planning Area 14, the recreation center is conceived as providing residents with amenities such as a meeting room with kitchen, plus a pool, tennis courts, basketball courts and tot lot. The recreation center will be owned and operated by the project Homeowners Association (HOA). The adjoining active park is conceived with features such as ball fields, soccer fields, playgrounds, picnic and barbeque areas, restrooms and parking.

A paseo system of enhanced greenbelts linking the various recreational uses and residential areas onsite will encompass approximately 8.08 acres. The three pockets parks, totaling 3.97 acres, will connect with the paseo system to provide additional turfed recreational and seating areas within close proximity of the residences. In addition, residential Planning Areas 1, 2 and 7 will feature an additional 4.5 acres total of developed high density recreational areas. The project will also provide a public "Regional Trail" alignment onsite that will form part of the County Regional Trail System to link with offsite County Regional Trail alignments in the vicinity of Temescal Canyon Road to the south and the Gavilan Hills open space to the east.

A major design feature of the project is the inclusion of a significant amount of natural open space surrounding the development footprint. This open space, consisting of approximately 510 acres, will serve to protect environmentally-sensitive areas onsite. There will also be approximately 70 acres of fire fuel modification zones where needed adjacent to residences to provide "defensible space" for fire protection between wildlands and the development, bringing the total open space for the site to 580 acres. Included in the open space is the entire onsite length of Temescal Wash, approximately 110 acres, designated "Open Space-Conservation" under TCAP (Figure II-6).

Development within Temescal Wash will be limited to the construction of two bridges crossing Temescal Wash at Temescal Hills Drive North and South and associated flood control improvements to protect the bridges, onsite roads, Temescal Canyon Road offsite and any flood protection needed for the commercial area. The open space onsite will preserve a corridor connecting Temescal Wash in the south to the Lake Mathews/Estelle Mountain Reserve to the east, and protect a vital wildlife movement linkage for the region.

Infrastructure and other necessary facilities will be provided to accommodate the buildout requirements of the Specific Plan, including two bridges onsite, offsite improvements to the adjacent segment of Temescal Canyon Road and construction of a 2.5-million gallon water storage tank onsite (within PA 11). The project will also involve the demolition of the single occupied residence onsite and removal of two abandoned houses. Capping and/or transfer of ownership of the four water wells onsite is also planned. No well water usage is included in the project. The primary and secondary access points to the site will be off Temescal Canyon Road via the two proposed entrances at Temescal Hills Drive North and Temescal Hills Drive South. Alternate access via Spanish Hills Drive will occur from the

Also included in the proposed land uses are 10.25 acres of recreational uses in Planning Area 14 (an active park and an adjoining recreation center). Three pocket parks (totaling 3.97 acres) will be linked by an enhanced paseo system (linear greenbelt parkway) of approximately 8.08 acres. In addition, a total of 4.5 acres of high density recreational areas will be included in Planning Areas 1, 2 and 7. In total, approximately 26.80 acres of developed recreational uses are envisioned within the development. A single 4.4-acre planning area is proposed for commercial uses to accommodate neighborhood retail commercial uses or potentially provide institutional uses, such as a church, library or childcare center. Development of the Toscana Specific Plan will be phased in a logical sequence and in response to market demands. Development is planned for three phases to occur over a period of approximately six years.

The Toscana Specific Plan aims to coordinate land uses onsite so as to produce a cohesive, unified development through the use of comprehensive site planning and development standards (requirements) and guidelines (recommendations). The land use plan was prepared based on extensive analysis and evaluation of the area's needs and the site's opportunities and constraints. The project incorporates commercial uses with a full range of housing types complemented by natural open space areas, parks, paseos and trails.

Residents of the Toscana Specific Plan will enjoy a wide range of amenities in this master-planned residential community that captures the essence of an Italian hillside village to foster a neighborly, pedestrian-friendly environment. Infrastructure and other necessary facilities are planned to accommodate the buildout requirements of the Specific Plan, including two bridges spanning Temescal Wash onsite, offsite improvements to the adjacent segment of Temescal Canyon Road and construction of a 2.5-million gallon water storage tank onsite (within PA 11). The project will also involve the demolition of the single occupied residence onsite, as well as removal of three associated above-ground water tanks. Capping and/or transfer of ownership of the four water wells onsite is also planned. The project is also designed to protect the single archeological site known to occur onsite, which will be left undisturbed. The Specific Plan incorporates site-specific design elements based on a Tuscan hillside village concept to ensure compatibility of land uses, topography, architecture, landscaping and aesthetics throughout the varied, yet fully integrated, project.

Under the new General Plan, land uses are designated for the project site under the Temescal Canyon Area Plan (TCAP) (Figure II-6). The Specific Plan is consistent with the TCAP land use designations for the site (residential, commercial and open space-conservation). The project is also consistent with the Elsinore Area Plan designation of "Rural-Mountainous" for the southern 53.6 acres of the site (in which no development is proposed).

ingress/egress point via the Northern Loop Road. Currently, access is sometimes limited for these residents when flooding occurs along Temescal Wash (such as in January 2005).

The onsite connection to Spanish Hills Drive will consist of a paved road. If the Specific Plan is developed with private roads, an automatic gate accessible by residents of the Specific Plan and the Spanish Hills and Dawson Canyon communities, will be installed at this location. The project shall also provide access roads (or private driveways, as appropriate) for homes offsite to the east and to connect with Diamond Back Road offsite to the west, as indicated in the Circulation Plans. The access roads / private drives shall be constructed pursuant to the applicable standards of County Ordinance 461 or as approved by the Transportation Department. Cross-sections for proposed project roadways are shown in Figure III.A-4 for both the public and private road options.

Transportation infrastructure funding may be provided through a combination of developer financing, community facilities district (CFD) funding, assessment district funding, Road and Bridge Benefit District (RBBD) fees, Transportation Uniform Mitigation Fees (TUMF), Ordinance 659 (Development Impact Fee Program) fees or other similar mechanisms. The type of funding for specific facilities will be determined in conjunction with the participating agencies, including Riverside County.

As indicated in the traffic analysis performed for the project (EIR Technical Appendix I), circulation improvements to Temescal Canyon Road will be necessary as part of this project, regardless of whether the public or private road system is selected. The segment of Temescal Canyon Road adjacent to the southern project boundary (approximately 6,000 linear feet) will be improved to its ultimate half-section width as an arterial highway with a 128-foot right-of-way, which will be blended with the existing road improvements. Both the Temescal Hills Drive North and South intersections with Temescal Canyon Road will be constructed with signals as part of project development.

b. Master Circulation Plan Development Standards

The property owner shall decide whether to develop the project as a gated community with private streets prior to approval of the first residential subdivision within the Specific Plan. Unless otherwise noted, the following development standards shall apply to the Specific Plan site as a whole and to the relevant portions of any future implementing maps proposed for the site, regardless of whether the public or private road option is selected.

(a) Roadway landscaping consistent with Specific Plan requirements and design guidelines (Section IV) shall be incorporated into design of implementing maps in such a way as to complement the development and provide quality aesthetic features for the site. Developers shall install all primary and secondary roadway landscaping improvements concurrent with construction of the road on which they front. Landscaping for neighborhood intersections shall be constructed as each neighborhood street is built. See Section IV.B-4 of the Design Guidelines for additional discussion on roadway landscaping.

3. PROJECT IMPACTS

a. Project Impacts to Vegetation Communities

Project implementation will cause direct permanent impacts to plant communities as shown in Table VI.J-5. Direct impacts are generally those in which habitat will be lost by development, and which typically occur at the time of construction. Some areas of existing vegetation onsite will also be affected by the creation of County-required fire fuel modification zones (FMZ) within Planning Area 22 of the development envelope, although impacts within FMZs typically involve less than 100% of the vegetation present. Indirect impacts are those that do not involve actual habitat loss, but will result in disturbance to the area, e.g., increased human or pet presence, potential for rubbish and trampling, light and noise pollution. Indirect impacts are most often associated with the long-term operations on a site.

Of the 960 acres onsite, approximately 380 acres (39.6%), will be directly impacted by grading within the development footprint. In addition, approximately 70 acres of vegetation within Planning Area 22 (the FMZ areas within the development envelope) will be subject to ongoing impacts due to creation and maintenance of the County-required FMZs. Within a FMZ, brush is typically mowed at least twice a year and all large trees or shrubs are removed or thinned to limit potential fuel sources for wildfires. Thus, creation of the FMZ areas may not require complete loss of native vegetation present.

As indicated in Table VI.J-5, a total of 1.78 acres will be temporarily impacted due to construction of two bridges spanning Temescal Wash. Temporary impacts from bridge construction will be limited to approximately 40 feet in width horizontally along the entire length of each side of the bridge spans and a total of 20 feet related to bridge footings and abutments. Vegetation temporarily impacted will be 100% restored through revegetation after completion of construction activities. The mitigation for these temporary impacts shall be performed pursuant to the requirements of mitigation measure BIOL-5.

Once temporary impact mitigation (revegetation) has been successfully completed, a total of approximately 510 acres (52.2%) of open space onsite, including roughly 196.0 acres of scrub and chaparral, 235.8 acres of grasslands and 61.1 acres of riparian and woodland habitats will be conserved as natural open space onsite. These totals are indicated in the "conserved" column of Table VI.J-5.

Of the 17.02 acres along Temescal Canyon Road offsite included within the study area, a total of approximately 1.87 acres of scrub and chaparral, 4.73 acres of grasslands and 0.74 acres of riparian and woodland habitat will be directly affected through project-associated roadway improvements.

b. Project Impacts to Sensitive Plants

As discussed in the previous section, several sensitive plant species were identified on the site. Project development is expected to affect sensitive plant species as follows:

TABLE VI.J-5: Permanent Impacts to Plant Communities Within Study Area*

VEGETATION COMMUNITY	PROJECT STUDY AREA*	IMPACTED AREAS**				CON-SERVED ***
		Grading	Fuel Mod.	Offsite	Temp.	Open Space
Riversidean Sage Scrub 1	90.45	40.08	11.66	1.87	0	36.84
Riversidean Sage Scrub 2	256.91	115.72	25.81	0	0.14	115.39
Riversidean Sage Scrub 3	65.40	46.03	1.24	0	0	18.12
Other Upland Scrub	4.06	1.39	0.59	0	0	2.09
Southern Mixed Chaparral	8.24	0	0	0	0	8.24
Chamise Chaparral	43.00	31.76	7.53	0	0	3.71
Scrub Oak Chaparral	0.52	0	0	0	0	0.52
Disturbed Alluvial Sage Scrub	14.12	3.06	0	0	0.23	11.05
TOTAL SCRUB AND CHAPARRAL	**482.70 AC**	**238.04 AC**	**46.83 AC**	**1.87 AC**	**0.37 AC**	**195.96 AC**
Non-Native Grassland	260.07	100.59	12.13	1.42	0.05	145.91
Non-Native Grassland / RSS	129.75	27.83	8.75	3.31	0.36	89.86
TOTAL NON-NATIVE GRASSLANDS	**389.82 AC**	**128.42 AC**	**20.88 AC**	**4.73 AC**	**0.41 AC**	**235.77 AC**
Mulefat Scrub	8.43	1.09	0	0.35	0.58	6.99
Southern Willow Scrub	1.99	0.25	0	0	0.06	1.74
Disturbed Southern Willow Scrub	2.83	0	0	0	0	2.83
So. Cottonwood-Willow Rip. Forest	47.41	0.52	0	0	0.24	46.89
Open Water	0.46	0.09	0	0	0	0.37
Fresh Water Marsh	2.23	0	0	0	0	2.24
TOTAL RIPARIAN COMMUNITIES	**63.35 AC**	**1.95 AC**	**0 AC**	**0.35 AC**	**0.88 AC**	**61.06 AC**
California Sycamore Woodland	4.30	0.50	0	0.04	0	3.76
Coast Live Oak Woodland	2.73	0.18	0	0.35	0	2.21
TOTAL WOODLAND COMMUNITIES	**7.03 AC**	**0.68 AC**	**0 AC**	**0.39 AC**	**0 AC**	**5.97 AC**
Disturbed - General	3.07	0.13	0	0.16	0	2.78
Disturbed - Dirt Rds & Pavement	24.09	8.65	0.83	6.54	0.12	8.08
Developed - Resid & Ornamental	6.96	2.13	1.46	2.98	0	0.38
TOTAL DISTURBED AREA	**34.12 AC**	**10.91 AC**	**2.29 AC**	**9.68 AC**	**0.12 AC**	**11.24 AC**
GRAND TOTALS	**977.02 AC**	**380.00 AC (38.9%)**	**70.00 AC (7.2%)**	**17.02 AC (1.7%)**	**1.78 AC (0.18%)**	**510.00 AC (52.2%)**

* Study area includes the 960.00-acre site plus the 17.02-acre portion of Temescal Canyon Road.
** Temporary impacts applies to open space affected by construction of the two bridges onsite.
*** These totals include the open space temporarily impacted, which will be 100% restored.

Source: Cadre Environmental, 2003 (EIR Technical Appendix G-8).

The MSHCP requires preservation of at least 90% of "those portions of the property that provide for long-term conservation value" of a narrow endemic species. Since this criteria level will be met by the project (preservation of 92.2% of the species' habitat), impacts to many-stemmed dudleya are not considered significant and the project is consistent with MSHCP Section 6.1.3 narrow endemic plant protection policies. The small number of dudleya specimens lost will not jeopardize the species' ongoing viability or recovery potential.

(2) Coulter's Matilija Poppy: Coulter's matilija poppy occurs in two locations within the project site (Figure VI.J-8). Due to their locations outside of the development footprint, impacts to Coulter's matilija poppy are expected to be minimal. No other sensitive plant species were observed or are known to occur within the project study area.

c. Project Impacts to Oaks

As indicated in Table VI.J-5, none of the 0.52 acres of scrub oak chaparral onsite, which contains *Quercus berberidifolia*, will be affected by project implementation. The habitat is located in the open space of Planning Area 20. However, scrub oaks also occur as a minor constituent of the other types of chaparral onsite, including areas within the development envelope. Thus, a biologically insignificant number of qualifying scrub oaks will be directly affected within the development footprint as a result of the grading of 31.76 acres of chamise chaparral and by FMZ modifications occurring within 7.53 acres of chamise chaparral, as shown in Figure VI.J-9. To the extent permitted by County Fire, scrub oaks within areas made into FMZs will be trimmed but not removed.

The only other *Quercus* species onsite, *Quercus agrifolia* (CLO), will be generally be affected in several localized areas within the project footprint. As shown in Figure VI.J-9, a total of 65 qualifying CLO occur within the project development footprint and will be directly impacted by project development. This total includes 34 naturally-occurring CLO and 31 CLO believed to have been planted by residents (i.e., in association with the onsite residence).

In addition, along the offsite portion of the study area associated with Temescal Canyon Road, a total of 6 qualifying CLO along the north side of the road will be directly impacted by road widening necessary for project implementation. A total of approximately 38 qualifying CLO along the south side of Temescal Canyon Road will be indirectly affected. Some of the CLO not directly impacted along the roadway may be indirectly affected by construction activities if they are unable to avoid 100% of a tree's "protected zone." The project may also indirectly affect oaks due to project-related hydrological alterations that could affect long-term viability.

According to the County Oak Tree Management Guidelines, the "protected zone" around a tree is defined as "a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or 10 feet, which ever is greater." Where the outermost edge of an oak tree's drip line (that is, the outer edge of the tree's canopy, as projected onto the ground) extends beyond this radius, that portion of the drip line shall also be included as part of the tree's protected zone. Where a qualifying oak is not directly impacted but cannot achieve the necessary protected zone, the indirect impacts to such a tree shall be mitigated for in the same manner as if it had been directly impacted.

adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.

(2) 4.16.1B As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.

d. EIR-Specific Mitigation

The EIR-specific mitigation measures are necessary to ensure that potentially significant offsite traffic impacts resulting from project development and the project's incremental cumulative contribution to regional traffic increases are mitigated to below the level of significance. As shown in Table VII.A-8, above, sufficient offsite traffic improvements can be made to ensure that the project's contribution to regional traffic impacts are less than significant. Figure VII.A-21 provides a summary of necessary project related traffic improvements.

CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive North and Temescal Hills Drive South. Traffic signals shall be provided at the two project access points.

CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are illustrated in Figure VII.A-21 and are described as follows:

(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive North and at Temescal Hills Drive South) along Temescal Canyon Road.

(b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a 375 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive North. Construct a 200 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive South. This construction may be a TUMF improvement.

(c) Construct Temescal Hills Drive North within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(d) Construct Temescal Hills Drive South within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(e) Construct Spanish Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.

Tustin, CA | San Diego, CA | Murrysville, PA

JN 761-011

PLANNING 17542 East 17th Street, Suite 100 Tustin, CA 92780 p714.505.6360 f714.505.6361

MEMORANDUM

To: Kevin Tsang and Matt Straite
Riverside County TLMA

From: Tracy Zinn/Joel Morse, Principals

Re: **EVALUATION OF TEMESCAL CANYON ROAD IN EIR NO. 439 - SUPPLEMENTAL MEMORANDUM**

Date: March 26, 2014

This memorandum clarifies and supplements the information presented in our memorandum to you both dated January 24, 2014 (attached), regarding the discussion provided in Environmental Impact Report (EIR) No. 439 pertaining to the extent of the improvements that would occur to Temescal Canyon Road as part of the Toscana Specific Plan project (hereafter "Toscana"). This additional information supports our earlier determination that EIR No. 439 disclosed that the roadway improvements to Temescal Canyon Road would occur along the entire Toscana property frontage, along with the impacts associated therewith, to the public, agency staff, and decision makers.

To confirm our earlier determination, T&B Planning reviewed EIR No. 439 for additional detail regarding the extent of the improvements to Temescal Canyon Road that were assumed by EIR No. 439 and disclosed as part of Toscana's original approval process. Based on the information summarized below, our professional opinion is that ***EIR No. 439 documented that improvements would occur to Temescal Canyon Road along its entire frontage with the Toscana property.***

1. Temescal Canyon Road Study Area: A 17-acre portion of Temescal Canyon Road adjacent to the Toscana property was included within the EIR No. 439 study area (refer to Page INTRO-7, attached). EIR No. 439 further defined the study area for Temescal Canyon Road as "... approximately 17 acres (based on 8,000 linear feet or roadway with a 22-foot buffer on the northeast side of the road and a 74-foot buffer on the southwest side)" (refer to Page VI.J-3, attached). The Toscana property shares approximately 7,500 feet of frontage with Temescal Canyon Road; therefore, EIR No. 439 assumed a larger improvement area than proposed by the Project Applicant, and included a "worst-case" analysis of potential impacts associated with improving Temescal Canyon Road.

2. Temescal Canyon Road Impact Area: EIR No. 439 quantified the impacts that would occur within the Temescal Canyon Road Improvement Area (refer to Page VI.J-36, attached). Accordingly, EIR No. 439 clearly disclosed the environmental impacts that would occur as a result of improvement activities within the Temescal Canyon Road study area (as defined under Item 1, above).

3. Circulation Plan Exhibits: EIR No. 439 included two alternative circulation plan exhibits – one exhibit provided a circulation concept in the event on-site roadways were developed as public streets and the other exhibit provided a circulation concept in the event on-site roadways were developed as private

streets (refer to Figures VII.A-4 & 5, attached). Both circulation plan exhibits show Temescal Canyon Road being improved along the entire length of the Toscana property's frontage.

4. Circulation and Traffic Mitigation Measures: As previously described in the January 24, 2014 memorandum, EIR No. 439 imposed mitigation upon the Toscana project requiring the improvement of Temescal Canyon Road. As described on Page VII.A (refer to Mitigation Measure CIRC-2(b)) and illustrated on Figure VII.A-21, EIR No. 439 required the Toscana project to improve Temescal Canyon Road at its ultimate half-section width from the property's western boundary to its eastern boundary (see attached). Accordingly, EIR No. 439 disclosed – and even required – that Temescal Canyon Road be improved along the entire Toscana property frontage.

Based on the foregoing, T&B Planning concludes that EIR No. 439 clearly disclosed to the public, agency staff, and decision makers that the Toscana project would improve Temescal Canyon Road along its entire frontage. As such, EIR No. 439 represents the required California Environmental Quality Act (CEQA) analysis for proposed improvements to Temescal Canyon Road, and the proposed improvements do not represent a new previously undisclosed action or physical impact.

We appreciate your consideration. Please do not hesitate to contact Tracy Zinn at (714) 397-4224 or Joel Morse at (714) 505-6360, ext. 105 if you have any questions, comments, or concerns.

C. PROJECT INFORMATION

1. PROJECT LOCATION AND SURROUNDINGS

The Toscana Specific Plan is located in the Temescal Valley region of unincorporated Riverside County, California. The project's location within Southern California is shown in Figure INTRO-1. Within the canyon, the project is located northwest of Interstate 15 (I-15) and the Indian Truck Trail exit, roughly halfway between the City of Lake Elsinore to the southeast and the City of Corona to the northwest. Regional access to and from the site is provided via I-15 at Indian Truck Trail (Figure INTRO-2).

As shown in Figure INTRO-3, the site is surrounded chiefly by vacant land (including the Lake Mathews/Estelle Mountain Reserve) and scattered residences associated with the communities of Spanish Hills (to the west) and Dawson Canyon (to the north). El Sobrante Landfill lies to the northwest and various industrial and mining uses occur to the west.

The site is in a rapidly-developing region of unincorporated Riverside County and a number of large specific plans and residential communities already occur or are proposed or approved for the valley. The Sycamore Creek Specific Plan with 1,730 dwelling units is under construction one mile south of the Toscana Specific Plan, on the south side of I-15. The proposed Los Serranos development, with approximately 500 acres of industrial uses, is located west of the project site. There are also a number of mining operations in the region, as well as a few areas still in citrus cultivation. Beyond the valley floor and foothills, little development has occurred, in part due to the restrictions of the Cleveland National Forest on the west side of the valley and the Lake Mathews/Estelle Mountain Reserve in the eastern hills.

Within the project site there is one occupied residence and two abandoned dwellings that were never completed or occupied. The eastern project boundary also cuts around a 5-acre not-a-part (N.A.P.) residence. The 960-acre project site occupies approximately three-fourths of Section 1 and the northeastern corner of Section 12 of Township 5 South, Range 6 West and half of Section 36 of Township 4 South, Range 6 West, USGS 7.5' series quadrangle, San Bernardino Baseline and Meridian (SBBM). The project Plan covers the following 15 Assessor's Parcel Numbers: 283-210-002; 283-240-001, -002, -003, -004, -006 and -007; 290-070-001, -007, -011, -012 and -013; 290-080-001; 290-130-009 and -020. For EIR purposes, the "study area" is defined as also including the 17-acre portion of Temescal Canyon Road adjacent to the southern project boundary.

2. PHYSICAL SITE CONDITIONS

The predominant vegetation types on the site are non-native grasslands and varying qualities of Riversidean sage scrub. Temescal Wash runs along the southern and southwestern portions of the site and is vegetated with a mixture of Southern cottonwood/willow woodland, riparian sage scrub and herbaceous wetlands. Temescal Wash is the only significant stream occurring on the site, although other drainages do occur onsite, mostly running southwesterly to drain into Temescal Wash.

Wash. North of the wash, the site rises into a series of low foothills, canyons and plateaus.

The site topography is the result of the weathering and pluvial erosion (rainwater and ephemeral stream-cutting) of bedrock units. The landform is currently characterized by rugged hills and intervening valleys, elongated ridges, exposed rock outcrops, relatively flat plateaus with rolling hills/valleys and drainage courses. The onsite ridges generally slope west-to-southwest and slopes range from gentle to very steep. At 1,523 feet above mean sea level (AMSL), a prominent hilltop present in the central portion of the northeast quadrant of Section 36 is the highest point onsite. The central portion of the site is shaped like a basin with an extensive depressed area surrounded by hillsides rising up approximately 350 feet from the flatter area. This "basin" is characterized by relatively flat-lying plateaus, benches and gently sloping terraces.

Temescal Wash and its many tributaries also contribute to the topography of the site. The wash forms the lowest onsite elevation, approximately 1,000 feet AMSL. The onsite portion of the wash is generally marked by deep, gravelly gullies, stream-cut terraces and sandy ponding areas. Surface drainage onsite occurs generally by gravity and sheet flows running southwesterly into Temescal Wash. The Corona (Lee) Lake Reservoir forms an impoundment of the wash approximately one mile upstream (east) from the site. Roadway improvements to be made to Temescal Canyon Road as part of the project include raising the roadbed for flood control purposes and widening with the addition of a lane.

CEQA requires that an EIR address all onsite and offsite impacts associated with project implementation. Project construction will affect an offsite portion of Temescal Canyon Road totaling approximately 17 acres (based on 8,000 linear feet of roadway with a 22-foot buffer on the northeast side of the road and a 74-foot buffer on the southwest side). Analysis of biological resources associated with this offsite area are also included herein.

a. Plant Communities / Vegetation

As shown in Table VI. J-1, below, five categories of vegetation communities occur within the 960-acre project site. The scrub and chaparral category includes three grades of Riversidean sage scrub (RSS), disturbed alluvial sage scrub, three types of chaparral (chamise, southern mixed and scrub oak) and a sub-type for other upland scrub (which includes sumac scrub and poison oak scrub and Mexican elderberry scrub). The grassland category includes non-native grassland and non-native grassland/RSS intergrade. The riparian category includes open water and freshwater marsh, as well as riparian habitats including southern cottonwood-willow riparian forest, mulefat scrub and southern willow scrub. The woodland category includes California sycamore woodland and coast live oak woodland. The last category, disturbed/ornamental, covers ornamental plantings and disturbed areas such as dirt roads, residential yards and graded areas.[1]

The plant communities are defined as follows:

[1] Note that the majority of the project site, the uplands in particular, burned in a wildfire that occurred in early May 2004. As such, much of the biological data presented herein characterizes the site prior to the burn. In general, the fire is not expected to adversely affect native plant communities onsite over the long term.

TABLE VI.J-5: Permanent Impacts to Plant Communities Within Study Area*

VEGETATION COMMUNITY	PROJECT STUDY AREA*	IMPACTED AREAS**				CON-SERVED ***
		Grading	Fuel Mod.	Offsite	Temp.	Open Space
Riversidean Sage Scrub 1	90.45	40.08	11.66	1.87	0	36.84
Riversidean Sage Scrub 2	256.91	115.72	25.81	0	0.14	115.39
Riversidean Sage Scrub 3	65.40	46.03	1.24	0	0	18.12
Other Upland Scrub	4.06	1.39	0.59	0	0	2.09
Southern Mixed Chaparral	8.24	0	0	0	0	8.24
Chamise Chaparral	43.00	31.76	7.53	0	0	3.71
Scrub Oak Chaparral	0.52	0	0	0	0	0.52
Disturbed Alluvial Sage Scrub	14.12	3.06	0	0	0.23	11.05
TOTAL SCRUB AND CHAPARRAL	**482.70 AC**	**238.04 AC**	**46.83 AC**	**1.87 AC**	**0.37 AC**	**195.96 AC**
Non-Native Grassland	260.07	100.59	12.13	1.42	0.05	145.91
Non-Native Grassland / RSS	129.75	27.83	8.75	3.31	0.36	89.86
TOTAL NON-NATIVE GRASSLANDS	**389.82 AC**	**128.42 AC**	**20.88 AC**	**4.73 AC**	**0.41 AC**	**235.77 AC**
Mulefat Scrub	8.43	1.09	0	0.35	0.58	6.99
Southern Willow Scrub	1.99	0.25	0	0	0.06	1.74
Disturbed Southern Willow Scrub	2.83	0	0	0	0	2.83
So. Cottonwood-Willow Rip. Forest	47.41	0.52	0	0	0.24	46.89
Open Water	0.46	0.09	0	0	0	0.37
Fresh Water Marsh	2.23	0	0	0	0	2.24
TOTAL RIPARIAN COMMUNITIES	**63.35 AC**	**1.95 AC**	**0 AC**	**0.35 AC**	**0.88 AC**	**61.06 AC**
California Sycamore Woodland	4.30	0.50	0	0.04	0	3.76
Coast Live Oak Woodland	2.73	0.18	0	0.35	0	2.21
TOTAL WOODLAND COMMUNITIES	**7.03 AC**	**0.68 AC**	**0 AC**	**0.39 AC**	**0 AC**	**5.97 AC**
Disturbed - General	3.07	0.13	0	0.16	0	2.78
Disturbed - Dirt Rds & Pavement	24.09	8.65	0.83	6.54	0.12	8.08
Developed - Resid & Ornamental	6.96	2.13	1.46	2.98	0	0.38
TOTAL DISTURBED AREA	**34.12 AC**	**10.91 AC**	**2.29 AC**	**9.68 AC**	**0.12 AC**	**11.24 AC**
GRAND TOTALS	**977.02 AC**	**380.00 AC (38.9%)**	**70.00 AC (7.2%)**	**17.02 AC (1.7%)**	**1.78 AC (0.18%)**	**510.00 AC (52.2%)**

* Study area includes the 960.00-acre site plus the 17.02-acre portion of Temescal Canyon Road.
** Temporary impacts applies to open space affected by construction of the two bridges onsite.
*** These totals include the open space temporarily impacted, which will be 100% restored.

Source: Cadre Environmental, 2003 (EIR Technical Appendix G-8).

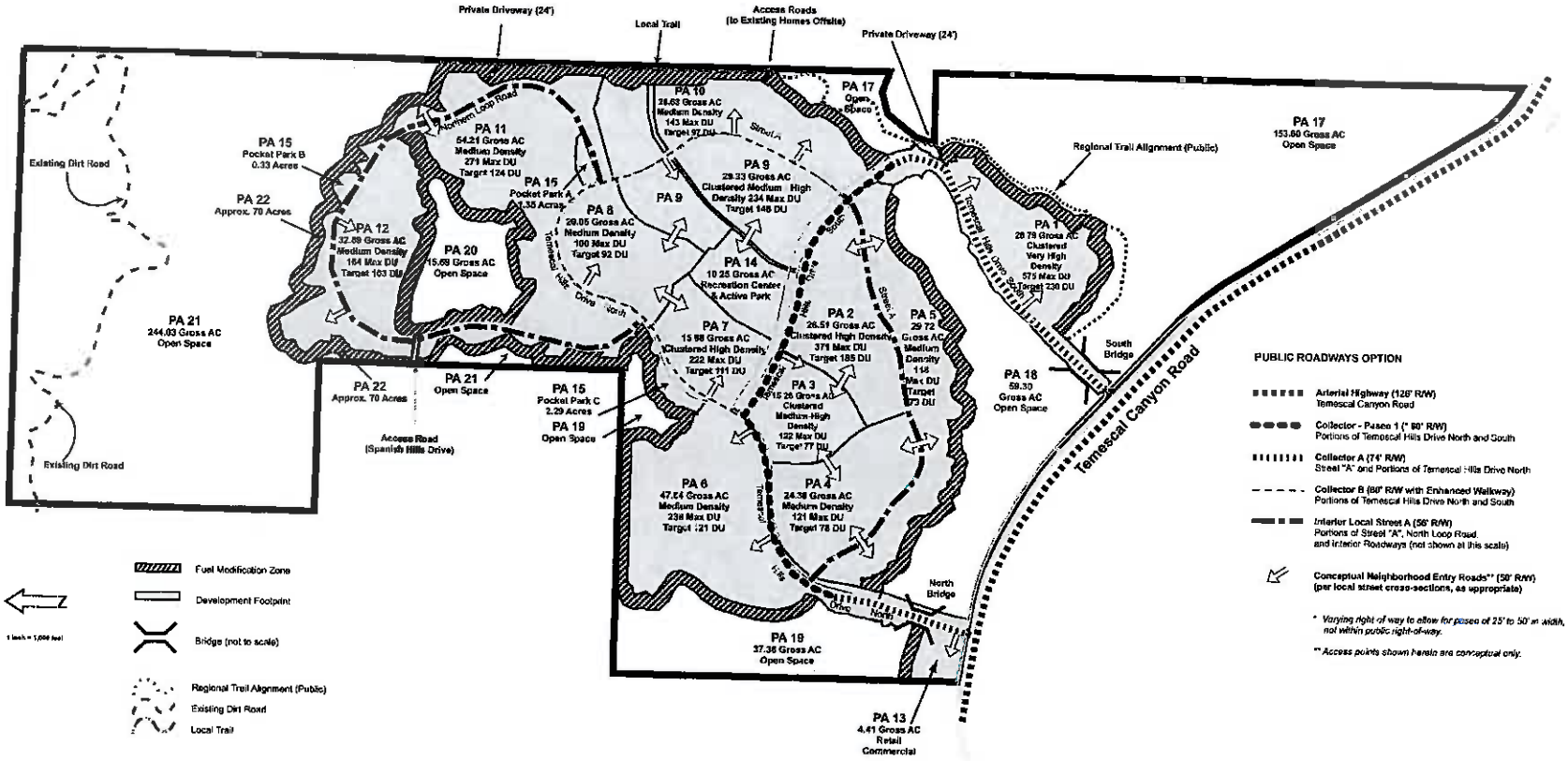

Figure VII.A-4

PROJECT MASTER CIRCULATION PLAN - PUBLIC OPTION

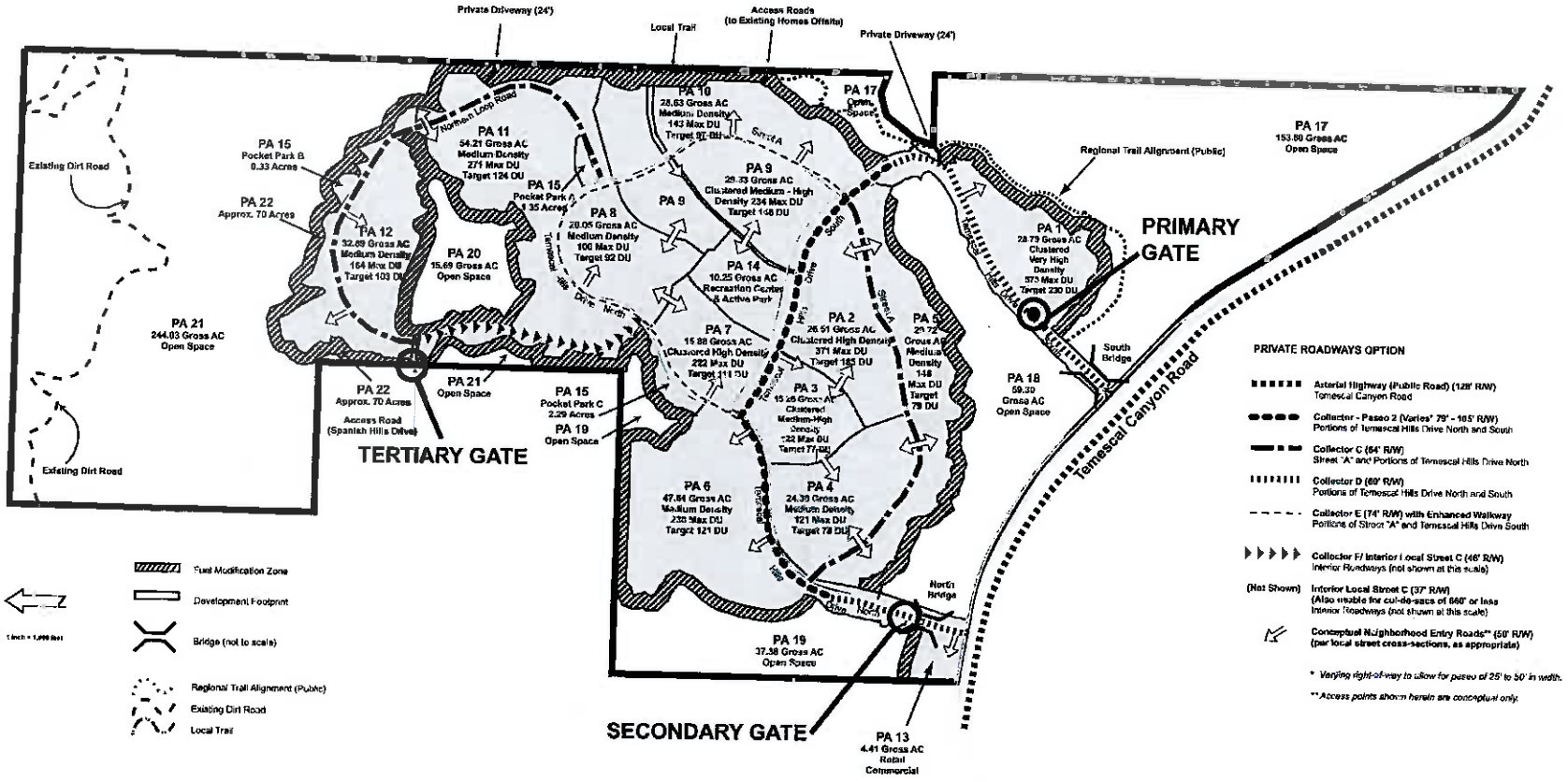

Figure VII.A-5

PROJECT MASTER CIRCULATION PLAN - PRIVATE OPTION

adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.

(2) 4.16.1B As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.

d. EIR-Specific Mitigation

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CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive North and Temescal Hills Drive South. Traffic signals shall be provided at the two project access points.

CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are illustrated in Figure VII.A-21 and are described as follows:

(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive North and at Temescal Hills Drive South) along Temescal Canyon Road.

(b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a 375 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive North. Construct a 200 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive South. This construction may be a TUMF improvement.

(c) Construct Temescal Hills Drive North within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

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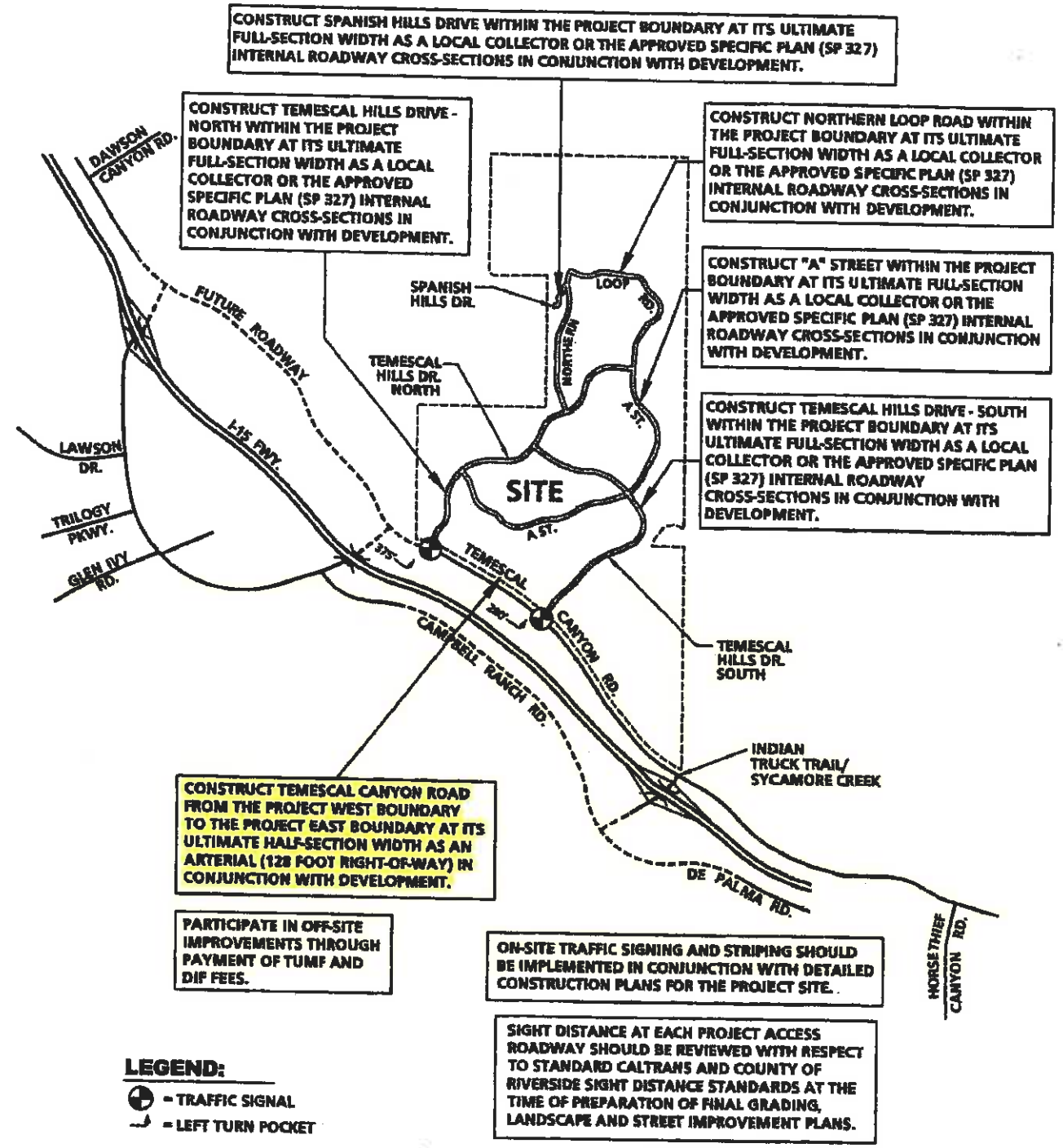


Source: Urban Crossroads, July 12, 2004

Figure VII.A-21

TRAFFIC STUDY CIRCULATION RECOMMENDATIONS

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Steve Van Stockum, Director

January 16, 2014

Andrew Petitjean
Foremost Communities, Inc
4590 MacArthur Blvd, Suite 600
Newport Beach, CA 92660

Subject: Abandoned Wells at Toscana Development Riverside County Planning Case TR36593/SP00327

The Riverside County Department of Environmental Health (RCDEH) staff conducted a site visit and identified eight abandoned/inactive/open well casings and one active well within the proposed project boundary. The locations of the wells are shown in the attached "Figure 3" and "Figure 3.1" from the *Phase I Environmental Assessment Report* (McAlister GeoScience, March 26, 2013) for this project. Please note, an additional well was observed between wells #3 and #5 and has been marked on "Figure 3".

The abandoned, inactive and open well casings represent a public safety and environmental hazard. The California Department of Water Resources Well Standards Bulletin numbers 74-90 and 74-81 states that "a well is considered `abandoned' or permanently inactive if it has not been used for one year, unless the owner demonstrates intention to use the well again." Excerpts from the Standards detailing appropriate methodology for destroying abandoned wells and properly maintaining inactive wells are attached.

Riverside County Ordinance 682 requires destruction of abandoned well within 30 days unless an official declaration of intended future use has been filed with Riverside County Department of Environmental Health. Excerpts from this aforementioned ordinance are enclosed.

Well abandonment permits and/or an official declaration of intended further use must be obtained by February 17, 2014. If you have any questions, please call me at (951) 955- 8980.

Sincerely,

Alberto Lopez, REHS
Riverside County Department of Environmental Health
3880 Lemon Street, Suite 200
Riverside, CA 92501

cc: David McAlister, McAlister GeoScience, 1724 E. 1st Street #1, Long Beach, California 90802

Matt Strait, Riverside County Planning Department, MSTRAITE@rctlma.org

ORDINANCE NO. 682
(AS AMENDED THROUGH 682.4)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING THE CONSTRUCTION, RECONSTRUCTION, ABANDONMENT AND DESTRUCTION OF WELLS AND INCORPORATING BY REFERENCE ORDINANCE NO. 725

The Board of Supervisors of the County of Riverside, Ordains that Ordinance No. 682 is amended in its entirety to read as follows:

Section 1. **PURPOSE, AUTHORITY AND IMPLEMENTATION.** The purpose of this ordinance is to provide minimum standards for construction, reconstruction, abandonment, and destruction of all wells in order to: (a) protect underground water resources, and (b) provide safe water to persons within Riverside County. Pursuant to the authority cited in Chapter 13801(c) of the California Water Code, the Riverside County Department of Environmental Health shall enforce the provisions of this ordinance within its jurisdiction.

Section 2. **DEFINITIONS.** Whenever in this ordinance the following terms are used, they shall have the meanings respectively ascribed to them in this section:

A. **"Abandoned Wells" and "Abandonment"** shall apply to a well whose original or functional purpose and use has been discontinued for a period of one (1) year and which has not been declared for reuse with the Department by the legal owner, or a well in such a state of disrepair that it cannot be functional for its original purpose or any other function regulated under this ordinance. Exploration holes shall be considered abandoned twenty-four (24) hours after construction and testing work has been completed.

B. **"Agriculture Well"** shall mean any water well used to supply water for irrigation or other agricultural purposes, including so-called "Stock Wells".

C. **"Annular Seal" or "Sanitary Seal"** shall mean the approved material placed in the space between the well casing and the wall of the drilled hole (the annular space).

D. **"Boring"** shall mean a temporary hole for immediate exploration drilled or driven into the ground to determine underground conditions.

E. **"Cathodic Protection Well"** shall mean any artificial excavation in excess of fifty (50') feet constructed by any method for the purpose of installing equipment or facilities for the protection electrically of metallic equipment in contact with the ground, commonly referred to as cathodic protection.

F. **"Community Water Supply Well"** shall mean any well which provides water for public water supply systems.

G. **"Contamination"** shall mean an impairment of the quality of the waters of the state by waste to a degree which creates a hazard to the public health through poisoning or through the spread of disease.

H. **"Cross-Connection"** shall mean any unprotected connection between any part of a water system used or intended to supply water for domestic purposes and any source or system containing water or other substances that are not or cannot be approved as

statement of the grounds for the request within ten (10) days from the date the permit application was denied or from the date the written notice of violation was mailed pursuant to Section 7.A.2. of this ordinance. The failure to timely submit a written request for a hearing shall be deemed a waiver of the right to such hearing.

B. Post-Deprivation Hearing. Any person whose permit has been summarily revoked or suspended shall be entitled to request a post-deprivation hearing. The person shall file with the Department a written petition requesting the hearing and setting forth a brief statement of the grounds for the request within ten (10) days from the date the written notice of violation was mailed pursuant to Section 7.A.2. of this ordinance. The failure to timely submit a written request shall be deemed a waiver of the right to such hearing.

C. Hearing Procedure. The Hearing Officer shall be the Director or the Director's designee. The hearing shall be set for a date within ten (10) days from the date the written request is received by the Department unless extended at the request of the petitioner. At the time and place set for the hearing, the Hearing Officer shall give the petitioner and other interested persons, adequate opportunity to present any facts pertinent to the matter at hand. The Hearing Officer may, when deemed necessary, continue any hearing by setting a new time and place and by giving notice to the petitioner of such action. At the close of the hearing, or within twenty (20) normal business days thereafter, the Hearing Officer shall order such disposition of the permit application or permit as determined to be proper, and shall, by postage prepaid, certified mail, notify the petitioner of the Hearing Officer's final determination.

Section 9. LICENSING AND REGISTRATION OF WATER WELL DRILLER'S AND CONTRACTORS. No persons shall engage in any activity listed in Section 3. of this ordinance unless he is in compliance with the Provisions herein and possesses a valid C-57 license in accordance with the California Contractor's State License Law (Chapter 9. Division 3 of the Business and Professions Code), or possesses a license appropriate to the activity to be engaged in. Such person shall register annually with the Department thereto prior to commencing any activity regulated by this ordinance. The Driller's Registration may be suspended if there are any Well Driller's Reports outstanding and due or for other just cause. All well drilling rigs are to be identified as specified in the Contractor's License Law Section 7029.5 1990.

Section 10. STANDARDS. Standards for the construction, reconstruction, abandonment, or destruction of wells shall be the standards recommended in the Bulletins of the California Department of Water Resources as follows: Bulletin NO 74-81 Chapter II Water Wells, and Bulletin NO 74-90 (Supplement to Bulletin 74-81) and as these Bulletins may be amended by the State of California from time to time. The content of said Bulletins is hereby incorporated by reference with the following additions or modifications:

A. Exploration holes used for determining immediate geological or hydrological information relating to onsite sewage disposal systems, liquefaction studies, or geotechnical investigations for construction purposes, such as foundation studies, are exempt from the monitoring well destruction standards of Part III Bulletin 74-90, provided that a zone of low permeability overlying sediments with water bearing

5. The standing water level in the individual domestic water well shall be remeasured immediately at the conclusion of pumping. The standing water level shall be measured to an accuracy of at least 0.1 foot. The well shall not pump dry during the test.

Section 21. PRIVATE WELL EVALUATIONS. A well evaluation is required for all individual domestic wells that have been in existence for more than one year and are to be utilized as a potable water supply for a proposed development or improvement of property. This evaluation is required when application is made to this Department for waste disposal. A well evaluation may be requested by the applicant or otherwise required by this Department. The Department shall perform a well-site inspection and conduct the water sampling portion of the evaluation. The well shall be sampled for total coli form, nitrate, fluoride, total filterable residue (or total dissolved solids) and any other constituent determined to be necessary for the Department to evaluate the basic water quality. The well water shall meet the Water Quality Standards in accordance with the California Code of Regulations, Title 22, Domestic Water Quality and Monitoring. A water source can not be approved by this Department if it does not meet the bacteriological standards. Failure to meet the fluoride or nitrate standard will require recordation of this fact on the grant deed of property. Any additional testing, including any pump test to determine the yield quantity of the well, shall be performed under the direct supervision of a California licensed C-57 well driller, C-61 pump contractor, D-21 pump contractor or a certified hydro-geologist at the expense of others.

Section 22. WELL ABANDONMENT. If after thirty (30) days of abandonment, the owner has not declared to the Department a proposed reuse of the well per Section 24 of this ordinance, and the well has been found by the Department to be a hazard, whereby its continued existence is likely to cause damage to ground water or a threat to public health and safety, the Department shall direct the owner to destroy the well, in accordance with Section 10. of this ordinance. Upon removal of the pump, the casing shall be provided with a threaded or equivalently secured watertight cap. The well shall be maintained so that it will not be a hazard to public health and safety until such time as it is properly destroyed.

Section 23. PUBLIC NUISANCE ABATEMENT. Where an abandoned well has been identified and the owner fails to comply with the Department's order to destroy the well, such well may be declared a public nuisance pursuant to Government Code Section 50231, and thereafter abated pursuant to Title 5, Division 1, Article 9 of the California Government Code. Where abatement is undertaken at the expense of the County, such cost shall constitute a special assessment against the parcel and shall be added to the next regular tax bill as enumerated under Government Code Section 50244 et seq.

Section 24. DECLARATION OF PROPOSED REUSE. Where a well is unused or its disuse is anticipated, the owner may apply to the Department, in writing, stating an intention to use the well again for its original or other approved purpose, The Department shall review such a declaration and may grant an exemption from certain of the provisions of Section 22 of this ordinance, provided no undue hazard to public health or safety is created by the continued existence of the well. Thereafter, an amended declaration shall be filed annually with the Department. The original or subsequent exemption may be

Water Well Standards

CHAPTER II. STANDARDS

Part III. Destruction of Wells

Section 20. Purpose of Destruction.

A well that is no longer useful[Bulletin 74] (including exploration and test holes) must be destroyed in order to: 1. Assure that the groundwater supply is protected and preserved for further use. 2. Eliminate the potential physical hazard.

Section 21. Definition of "Abandoned" Well.

A well is considered 'abandoned' or permanently inactive if it has not been used for one year, unless the owner demonstrates intention to use the well again. In accordance with Section 115700 of the California Health and safety Code, the well owner shall properly maintain an inactive well as evidence of intention for future use in such a way that the following requirements are met:

(1) The well shall not allow impairment of the quality of water within the well and groundwater encountered by the well.

(2) The top of the well or well casing shall be provided with a cover, that is secured by a lock or by other means to prevent its removal without the use of equipment or tools, to prevent unauthorized access, to prevent a safety hazard to humans and animals, and to prevent illegal disposal of wastes in the well. The cover shall be watertight where the top of the well casing or other surface openings to the well are below ground level, such as in a vault or below known levels of flooding. The cover shall be watertight if the well is inactive for more than five consecutive years. A pump or motor, angle drive, or other surface feature of a well, when in compliance with the above provisions, shall suffice as a cover.

(3) The well shall be marked so as to be easily visible and located, and labeled so as to be easily identified as a well.

(4) The area surrounding the well shall be kept clear of brush, debris, and waste materials.

If a pump has been temporarily removed for repair or replacement, the well shall not be considered 'abandoned' if the above conditions are met. The well shall be adequately covered to prevent injury to people and animals and to prevent the entrance of foreign material, surface water, pollutants, or contaminants into the well during the pump repair period.

Water Well Standards

Section 22. General Requirement.

All "abandoned" wells and exploration or test holes shall be destroyed. The objective of destruction is to restore as nearly as possible those subsurface conditions which existed before the well was constructed taking into account also changes, if any, which have occurred since the time of construction. (For example, an aquifer which may have produced good quality water at one time but which now produces water of inferior quality, such as a coastal aquifer that has been invaded by seawater.)

Destruction of a well shall consist of the complete filling of the well in accordance with the procedures described in Section 23 (following).

Section 23. Requirements for Destroying Wells.

A. *Preliminary Work.* Before the well is destroyed, it shall be investigated to determine its condition, details of construction, and whether there are obstructions that will interfere with the process of filling and sealing. This may include the use of downhole television and photography for visual inspection of the well.

1. *Obstructions.* The well shall be cleaned, as needed, so that all undesirable materials, including obstructions to filling and sealing, debris, oil from oil-lubricated pumps, or pollutants and contaminants that could interfere with well destruction are removed for disposal.

   The enforcing agency shall be notified as soon as possible if pollutants and contaminants are known or suspected to be in a well to be destroyed. Well destruction operations may then proceed only at the approval of the enforcing agency.

   The enforcing agency should be contacted to determine requirements for proper disposal of materials removed from a well to be destroyed.

2. Where necessary, to ensure that sealing material fills not only the well casing but also any annular space or nearby voids within the zone(s) to be sealed, the casing should be perforated or otherwise punctured.

3. In some wells, it may be necessary or desirable to remove a part of the casing. However, in many instances this can be done only as the well is filled. For dug wells, as much of the lining as possible (or safe) should be removed prior to filling.

Water Well Standards

B. *Filling and Sealing Conditions.* Following are requirements to be observed when certain conditions are encountered:

1. *Wells situated in unconsolidated material in an unconfined groundwater zone.* In all cases the upper 20 feet of the well shall be sealed with suitable sealing material and the remainder of the well shall be filled with suitable fill, or sealing material. (See Figure 9A, of Bulletin 74- 81.)

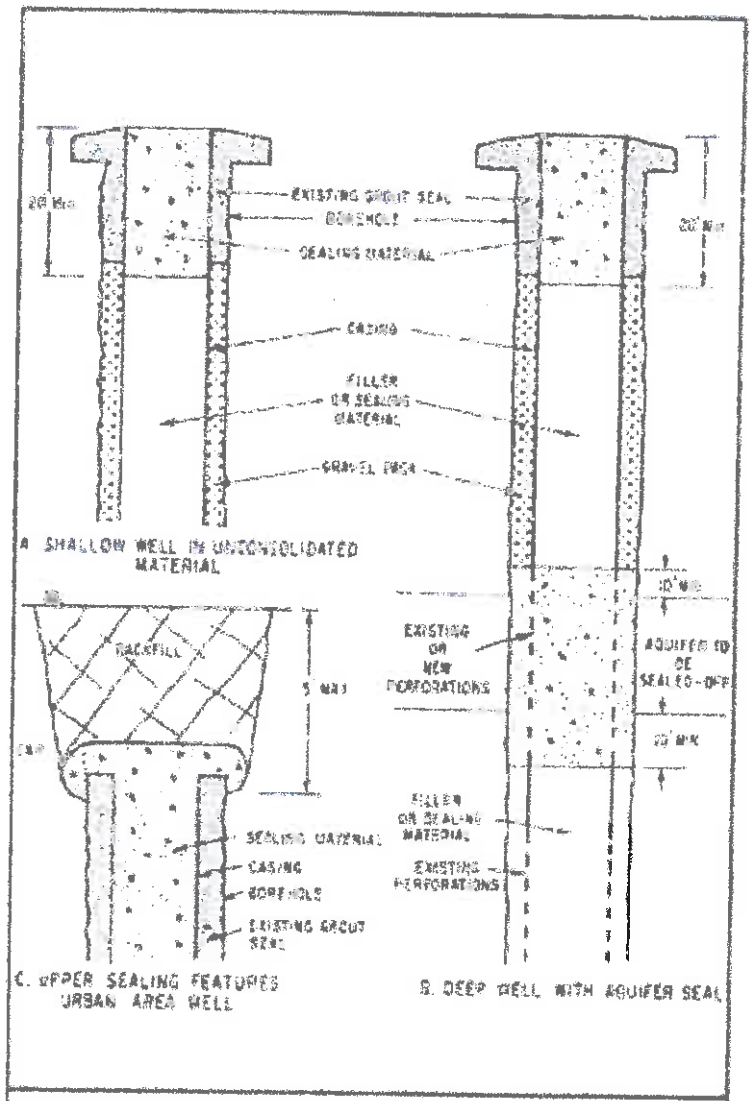


Figure 9. PROPERLY DESTROYED WELLS

2. *Well penetrating several aquifers or formations.* In all cases the upper 20 feet of the well shall be sealed with impervious material.

   In areas where the interchange of water between aquifers will result in a significant[Note 22] deterioration of the quality of water in one or more aquifers, or will result in a loss of artesian pressure, the well shall be filled and sealed so as to prevent such interchange. Sand or other suitable inorganic material may be placed opposite the producing aquifers and other formations where impervious sealing material is not required. To prevent the vertical movement of water from the producing formation, impervious material must be placed opposite confining formations above and below the producing formations for a distance of 10 feet or more. The formation producing the deleterious water shall be sealed by placing impervious material opposite the formation, and opposite the confining formations for a sufficient vertical distance (but no less than 10 feet) in both directions, or in the case of "bottom" waters, in the upward direction. (See Figure 9B.)

   In locations where interchange is in no way detrimental, suitable inorganic material may be placed opposite the formations penetrated. When the boundaries of the various formations are unknown, alternate layers of impervious and pervious material shall be placed in the well.

3. *Well penetrating creviced or fractured rock.* If creviced or fractured rock formations are encountered just below the surface, the portions of the well opposite this formation shall be sealed with neat cement, sand-cement grout, or concrete. If these formations extend to considerable depth, alternate layers of coarse stone[Note 23] and cement grout or concrete may be used to fill the well. Fine grained material shall not be used as fill material for creviced or fractured rock formations.

4. *Well in noncreviced, consolidated formation.* The upper 20 feet of a well in a noncreviced, consolidated formation shall be filled with impervious material. The remainder of the well may be filled with clay or other suitable inorganic material.

5. *Well penetrating specific aquifers, local conditions.* Under certain local conditions, the enforcing agency may require that specific aquifers or formations be sealed off during destruction of the well.

C. *Placement of Material.* The following requirements shall be observed in placing fill or sealing material in wells to be destroyed:

   1. The well shall be filled with the appropriate material (as described in Subsection D of this section) from the bottom of the well up.

2. Where neat cement grout, sand-cement grout, or concrete is used, it shall be poured in one continuous operation.

3. Sealing material shall be placed in the interval or intervals to be sealed by methods that prevent free fall, dilution, and/or separation of aggregate from cementing materials.

4. Where the head (pressure) producing flow is great, special care and methods must be used to restrict the flow while placing the sealing material. In such cases, the casing must be perforated opposite the area to be sealed and the sealing material forced out under pressure into the surrounding formation.

5. In destroying gravel-packed wells, the casing shall be perforated or otherwise punctured opposite the area to be sealed. The sealing material shall then be placed within the casing, completely filling the portion adjacent to the area to be sealed and then forced out under pressure into the gravel envelope.

6. When pressure is applied to force sealing material into the annular space, the pressure shall be maintained for a length of time sufficient for the cementing mixture to set.

7. To assure that the well is filled and there has been no jamming or "bridging" of the material, verification shall be made that the volume of material placed in the well installation at least equals the volume of the empty hole.

D. *Materials.* Requirements for sealing and fill materials are as follows:

1. *Impervious Sealing Materials.* No material is completely impervious. However, sealing materials shall have such low permeability that the volume of water passing through them is of small consequence.

   Suitable impervious materials include neat cement, sand-cement grout, concrete, and bentonite clay, all of which are described in Section 9, Subsection D, "Sealing Material" of these standards; and well-proportioned mixes of silts, sands, and clays (or cement), and native soils that have a coefficient of permeability of less than 10 feet per year.[Note 24] Used drilling muds are not acceptable.

2. *Filler Material.* Many materials are suitable for use as a filler in destroying wells. These include clay, silt, sand, gravel, crushed stone, native soils, mixtures of the aforementioned types, and those described in the preceding paragraph. Material containing organic matter shall not be used.

DEPARTMENT OF WATER RESOURCES
Division of Planning and Local Assistance
Southern District

E. *Additional Requirements for Wells in Urban Areas.*

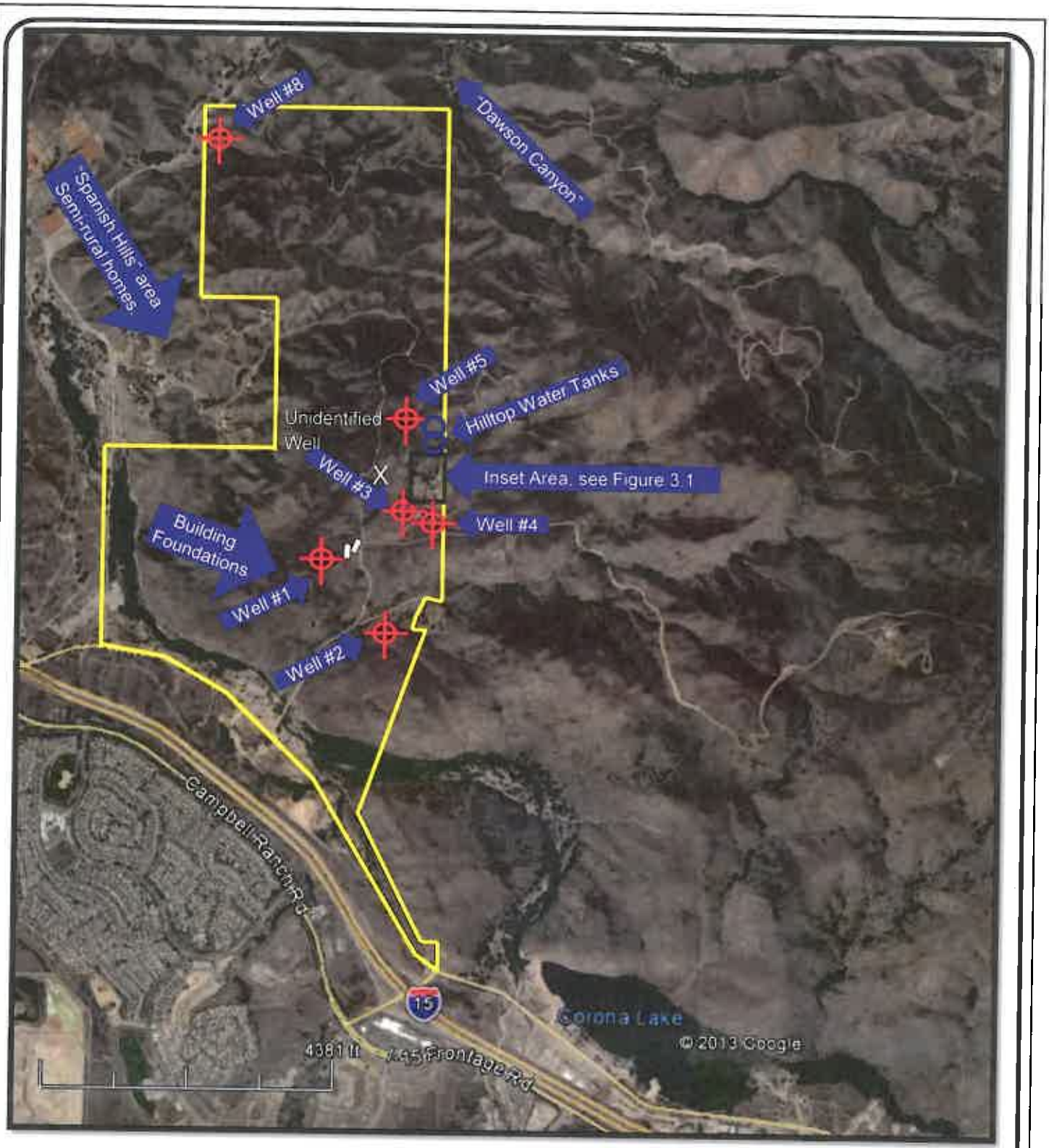
In incorporated areas or unincorporated areas developed for multiple habitation, to make further use of the well site, the following additional requirements must be met (see Figure 9C):

1. A hole shall be excavated around the well casing to a depth of 5 feet below the ground surface and the well casing removed to the bottom of the excavation.

2. The sealing material used for the upper portion of the well shall be allowed to spill over into the excavation to form a cap.

3. After the well has been properly filled, including sufficient time for sealing material in the excavation to set, the excavation shall be filled with native soil.

F. *Temporary Cover.* During periods when no work is being done on the well, such as overnight or while waiting for sealing material to set, the well and surrounding excavation, if any, shall be covered. The cover shall be sufficiently strong and well enough anchored to prevent the introduction of foreign material into the well and to protect the public from a potentially hazardous situation.



Legend:

- Abandoned Storage Tank
- Groundwater Supply Well
- Aboveground Storage Tanks

N

SOURCE: *Google Earth, 2013*

TITLE:	**Site Plan**
LOCATION:	**Toscana** **960 Acres of Undeveloped Land** **Unincorporated Riverside County, California**

CHECKED:	D.McAlister	**FIGURE:**
DRAFTED:		**3**
FILE:		
DATE:	03-20-2013	

Legend:

- Propane Tank
- Groundwater Supply Well
- Approximate Septic Tank Area
- Approximate Former UST Area

N

SOURCE: *Google Earth, 2013*

TITLE: **Site Plan, Inset Area**

LOCATION: **Toscana**
960 Acres of Undeveloped Land
Unincorporated Riverside County, California

CHECKED:	D.McAlister	FIGURE:
DRAFTED:		3.1
FILE:		
DATE:	03-20-2013	

March 5, 2014

Attn: Matt Straite, project Planner
County of Riverside
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

Re: Specific Plan No. 327 Amendment No. 1

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. The Soboba Band does not have any concerns regarding the Specific Plan Amendment No. 1, which pertains to reducing the residential acreage and eliminating the commercial land uses to increase open space and park land uses in the project area, as well as the creation of a new 2.1 acre Public Facilities Planning Area which would accommodate the new design. The concerns of the Soboba Band lie with the possibility of encountering subsurface cultural deposits during the future ground-disturbing activities. The Soboba Band is requesting **government-to-government** consultation to address specific concerns. Please contact me with some available dates that you would be able to meet.

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

☐ SPECIFIC PLAN ☒ SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SPA03277A1 DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC. E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Drive, Suite 250
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 748-6714 x200 Fax No: (949) 861-3333

Engineer/Representative's Name: T&B Planning, Inc. E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100
Street
Tustin CA 92870
City *State* *ZIP*

Daytime Phone No: (714) 505- 6360 ext.105 Fax No: (714) 505-6361

Property Owner's Name: *See Attached Page E-Mail: _____

Mailing Address: _____
Street
_____
City *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

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.

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.
5. An 8½" x 11" topographic map (U.S. Geological Survey quadrangle map) with the site boundaries clearly delineated.
6. Three (3) copies of a Project Description.
7. Three (3) copies of an 8½" x 11" black and white Land Use Plan exhibit.
8. Three (3) copies of a Land Use Table delineating the proposed land uses.
9. The Project Description shall be provided in an electronic format (Microsoft Word.) Digital images of the aerial photograph and the U.S.G.S. quadrangle map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF.) The data shall be submitted on either compact disc (CD) or floppy disk(s).
10. Applicable deposit-based fees.

SPECIFIC PLAN AMENDMENT

In addition to the items describe above in the Specific Plan Filing package requirements, Specific Plan Amendment applications must clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan. An Amended Land Use Plan and Table shall be prepared, identifying all of the existing entitlements by Planning Area, together with the proposed amendment (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas, or modifications to policies or development standards set forth in the adopted Specific Plan.

If, during the Preliminary Review of the Specific Plan project, in accordance with California Code of Regulations, Title 14, Chapter 3, Section 15060), or at the conclusion of an initial study [Environmental Assessment] (Sections 15063 and 15064) for the project, it is determined that the proposed Specific Plan has the potential to create a significant impact upon the environment; an Environmental Impact Report (EIR) shall be prepared (Section 15081 et seq.) In accordance with Riverside County Board of Supervisors policy, the applicant shall select an EIR Consultant from the County's List of Qualified EIR Consultants to prepare the EIR. The project applicant, the EIR Consultant, and the County shall enter into a Memorandum of Understanding (MOU) in regards to the preparation and handling of said EIR. The list of Qualified of Environmental Impact Report Consultants can be viewed and downloaded from the Planning Department's web page.

The EIR Consultant, in coordination with the Planning Department, shall then begin preparation of the CEQA document and a screen-check specific plan document, along with Technical Appendices, to be submitted to the Planning Department for review by the various County Departments and Agencies involved in the development review process.

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: 2007 Ed. San Bernardino and Riverside Counties: Page 804: G3-7; H3-7; J3-7; Page 834 H1 and J1

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

LAND USE	ACREAGE	NUMBER OF UNITS (RESIDENTIAL ONLY)
Medium Density Residential	220.4	902
Medium-High Density Residential	58.9	337
High Density Residential	21.4	204
Parks	22.5	
Manufactured Slopes/Fuel Modification	66.9	
Open Space-Conservation Habitat	539.5	
Water Quality Feature	0.7	
Recycled Water and Potable Tank Site	2.1	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

FILING INSTRUCTIONS FOR SPECIFIC PLAN APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.

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.

Stephen C. Cameron, Forestar Toscana LLC — *PRINTED NAME OF APPLICANT*

S. C. Cameron, President — *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.

Won S. Yoo, Sunny Sage, LLC — *PRINTED NAME OF PROPERTY OWNER(S)*

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger — *PRINTED NAME OF PROPERTY OWNER(S)*

Janice M Morger — *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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028; 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.

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.

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Stephen C. Cameron, Forestar Toscana LLC _____
PRINTED NAME OF APPLICANT

_____
SIGNATURE OF APPLICANT

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Won S. Yoo, Sunny Sage, LLC _____
PRINTED NAME OF PROPERTY OWNER(S)

_____
SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger _____
PRINTED NAME OF PROPERTY OWNER(S)

_____
SIGNATURE OF PROPERTY OWNER(S)

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Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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.

CASE NUMBER: CZ 07807 DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC. E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Drive, Suite 250
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 748-6714 x200 Fax No: (949) 861-3333

Engineer/Representative's Name: T&B Planning, Inc. E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100
Street
Tustin CA 92870
City *State* *ZIP*

Daytime Phone No: (714) 505-6360 ext.105 Fax No: (714) 505-6361

Property Owner's Name: *See attached page E-Mail: _____

Mailing Address: _____
Street
_____
City *State* *ZIP*

Daytime Phone No: (_____) _____ 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

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

APPLICATION FOR CHANGE OF ZONE

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

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Stephen C. Cameron (Forestar Toscana, LLC.) — *PRINTED NAME OF APPLICANT*

S A Cameron, President — *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.

Won S. Yoo (Sunny Sage, LLC) — *PRINTED NAME OF PROPERTY OWNER(S)*

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger — *PRINTED NAME OF PROPERTY OWNER(S)*

Janice M. Morger — *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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028; 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.

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.

Stephen C. Cameron (Forestar Toscana, LLC.) _____
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.

Won S. Yoo (Sunny Sage, LLC) _____
PRINTED NAME OF PROPERTY OWNER(S)

_____
SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger _____
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028; 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.

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**.

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.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- [X] TRACT MAP 36643
- [ ] REVISED MAP
- [ ] PARCEL MAP
- [ ] MINOR CHANGE
- [ ] REVERSION TO ACREAGE
- [ ] AMENDMENT TO FINAL MAP
- [ ] VESTING MAP
- [ ] EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36643 DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

Applicant's Name: Andrew Petitjean E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Dr. Suite 250
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Engineer/Representative's Name: Proactive Engineering Consultants West E-Mail: henryl@pecwest.com

Mailing Address: 25109 Jefferson Ave Suite 200
Street
Murrieta CA 92562
City *State* *ZIP*

Daytime Phone No: (951) 200-6846 Fax No: (866) 454-4478

Property Owner's Name: Sunny Sage LLC/ Janice M. Morger E-Mail: _____

Mailing Address: 27431 Enterprise Circle West / 17745 Lomita Lane
Street
Temecula / Yorba Linda CA / CA 92590 / 92886
City *State* *ZIP*

Daytime Phone No: (_____) _____ Fax No: (_____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Janice M. Morger Phone No.:

Firm Name: Email:

Address: 17745 Lomita Lane

Yorba Linda CA 92886

3. **APPLICANT INFORMATION:**

Applicant Name: Andrew Petitjean Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC Email: andyp@foremostcommunities.com

Address *(if different from property owner)*

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant: S A Cameron Date: 9-20-13

Print Name and Title: Forestar Toscana LLC- Stepehen C. Cameron, President

Signature of Property Owner: Janice M. Morger Date: 9/23/13

Print Name and Title: Janice M. Morger

Signature of the County of Riverside, by Date:

Print Name and Title:

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#:

Set #: Application Date:

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Won S. Yoo
Phone No.: 951-676-7000 X224
Firm Name: Sunny Sage LLC
Email: won.yoo@ranpac.net
Address: 27431 Enterprise Circle West
Temecula CA 92590

3. **APPLICANT INFORMATION:**

Applicant Name: Andrew Petitjean
Phone No.: 949-748-6714
Firm Name: Forestar Toscana LLC
Email: andyp@foremostcommunities.com
Address *(if different from property owner)*
2151 Michelson Dr, Suite 250
Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant: _____ Date: _____
Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron

Signature of Property Owner: _____ Date: 9/18/13
Print Name and Title: Sunny Sage LLC-Won S. Yoo

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

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Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Won S. Yoo Phone No.:

Firm Name: Sunny Sage LLC Email:

Address: 27431 Enterprise Circle West

Temecula CA 92590

3. **APPLICANT INFORMATION:**

Applicant Name: Andrew Petitjean Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC Email: andyp@foremostcommunities.com

Address *(if different from property owner)*

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant: S A Cameron Date: 9-20-13

Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron, President

Signature of Property Owner: _____ Date: _____

Print Name and Title: Sunny Sage LLC-Won S. Yoo

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna	Juan C. Perez	Mike Lara	Code
Director,	Director,	Director,	Enforcement
Planning Department	Transportation Department	Building & Safety Department	Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Forestar Toscana, LLC hereafter "Applicant" and Janice M. Morger/Won S. Yoo " Property Owner".

Description of application/permit use:

Tentative Tract 36643

If your application is subject to Deposit–based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

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.

Forestar Toscana LLC- Stephen C. Cameron
PRINTED NAME OF APPLICANT

S/ Cameron, President
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.

Sunny Sage LLC- Won S. Yoo
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger
PRINTED NAME OF PROPERTY OWNER(S)

Janice M. Morger
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): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 332

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.

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Forestar Toscana LLC- Stephen C. Cameron _____
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.

Sunny Sage LLC- Won S. Yoo _____
PRINTED NAME OF PROPERTY OWNER(S)

_____
SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger _____
PRINTED NAME OF PROPERTY OWNER(S)

_____
SIGNATURE OF PROPERTY OWNER(S)

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Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 332

General location (cross streets, etc.): North of I-15 Freeway, South of Spanish Hills, East of Mayhew Road, West of Indian Truck Trail.

Thomas Brothers map, edition year, page number, and coordinates: _____

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):

Tentative Tract 36643 (Sch. A) is a proposal to subdivide planning areas 1,2,3,4,5,17 & 18 of Sp 327 (amend #1) into individual lots for conveyance purposes along with these lots, additional area will be dedicated for public roadway, parks and open space purposes..

Related cases filed in conjunction with this request:

Tentative Tract 36593, SP 327 (Amendment #1)

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). SPA (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: To be submitted by separate cover

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) +/- 2,500 LF

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) +/- 6,000 LF

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: 1,519,328

Estimated amount of fill = cubic yards 2,133,147

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

NA

What is the anticipated route of travel for transport of the soil material?

NA

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Varies sq. ft.

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 ☐

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 location)?

☒ 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 (1) A Cameron, President, Forestar Tascon Date 9-20-13

Owner/Representative (2) _____ Date _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna	Juan C. Perez	Mike Lara	Code
Director,	Director,	Director,	Enforcement
Planning Department	Transportation Department	Building & Safety Department	Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Forestar Toscana, LLC. hereafter "Applicant" and Sunny Sage LLC/Janice Morger " Property Owner".

Description of application/permit use:
Specific Plan of Land Use, Change of Zone

If your application is subject to Deposit–based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

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B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
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Assessors Parcel Number(s): 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028; 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Property Location or Address:

960 Acre site, north side of Temescal Canyon Road, west of Indian Truck Trail in the Temescal Canyon area of Riverside County

2. PROPERTY OWNER INFORMATION:

Property Owner Name: *See attached page

Phone No.:

Firm Name:

Email:

Address:

3. **APPLICANT INFORMATION:**

Applicant Name: Stephen C. Cameron

Phone No.: (949) 748-6714 x200

Firm Name: Forestar Toscana, LLC.

Email: andyp@foremostcommunities.com

Address *(if different from property owner)*
2151 Michelson Drive, Suite 250
Irvine, CA 92612

4. SIGNATURES:

Signature of Applicant: S Cameron Date: 9-20-13

Print Name and Title: Stephen C. Cameron, President

Signature of Property Owner: *See attached page Date:

Print Name and Title:

Signature of the County of Riverside, by Date:

Print Name and Title:

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#:

Set #: Application Date:

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

4. Signatures

Signature of Property Owner: _____ Date: _____

Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: Janice M. Morger Date: 9/23/13

Print Name and Title: Janice M. Morger

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

4. Signatures

Signature of Property Owner: _____ Date: 9/18/13

Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: _____ Date: _____

Print Name and Title: Janice M. Morger

PROPERTY OWNERS CERTIFICATION FORM

I __MATT STRAITE_____, certify that on ___8/8/14_ the attached property owners list was prepared by MATT STRAITE___, APN(s) or case numbers ___SP00327A1___ 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 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: _____MATT STRAITE_____

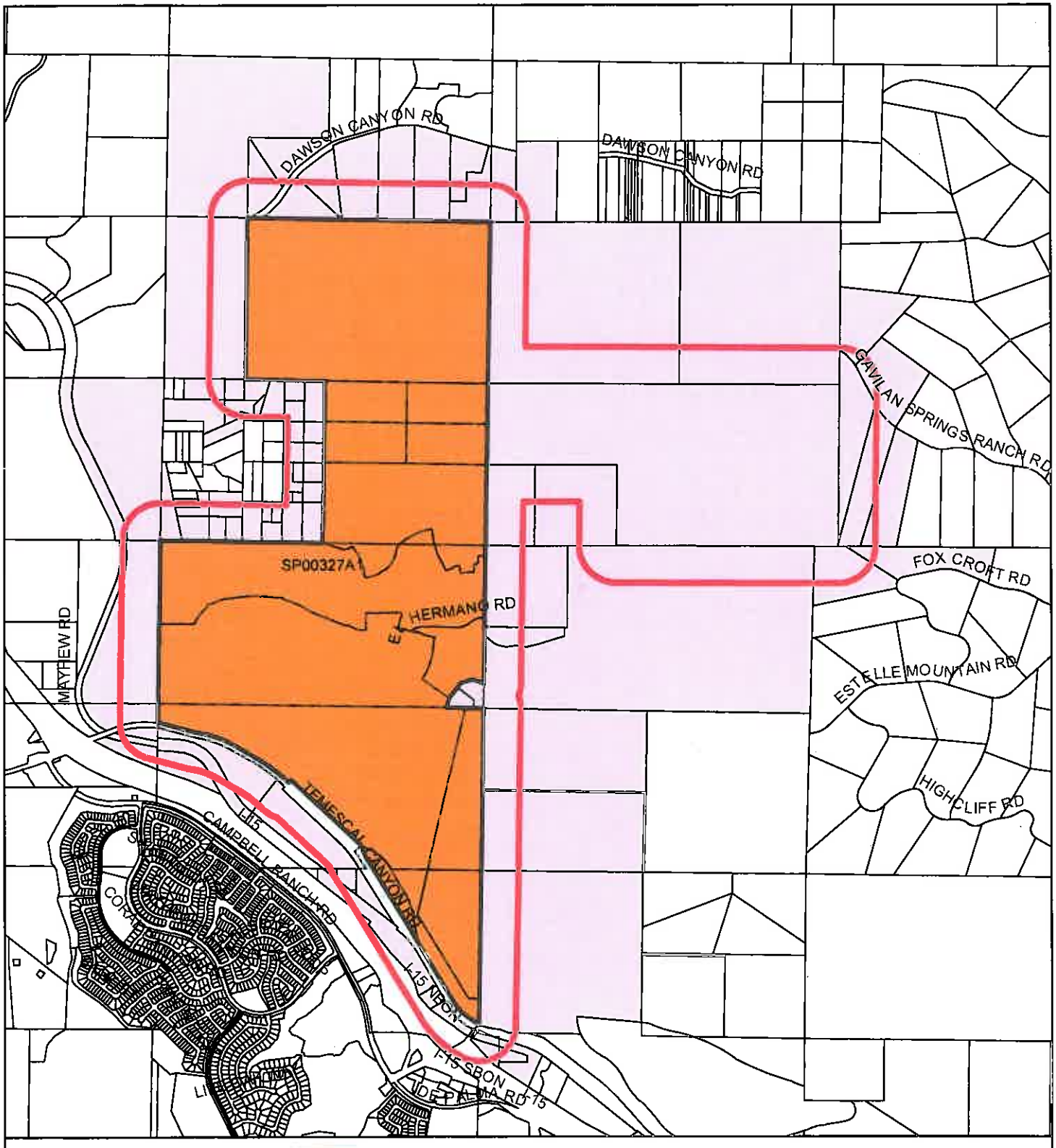
TITLE: _____PROJECT PLANNER_____

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: ___951-955-8631_____

checked by Matt S
ekd 8/8/15

SP00327A1 (600 Foot Buffer)



Case Owner Buffer | Case Boundary

Parcel Boundaries | Surrounding Owner Parcels

Feet

2,100 1,050 0 2,100

Printed by mstraite on 7/30/2014

Maps and data are to be used for reference purposed only. Map features are approximate, and are not neccessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guaruntee as to the content (the source is often thrird 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.

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

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

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., MS2970
Riverside, CA 92509-6858

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

ATTN: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

ATTN: Grading
Building & Safety Department,
Riverside County
Mail Stop 2715

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Waste Resources Management,
Riverside County
Mail Stop 5950

JEREMY J ASBRA
19835 GAVILON RD
PERRIS, CA. 92570

ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA, CA. 92701

KHALIL URRAHMAN AZMI
214 E LA PALMA AVE
ANAHEIM, CA. 92805

GUEN J BALLEW
P O BOX 2296
TRINITY, TX. 75862

MARIA E BANUELOS
1605 W 9TH ST
POMONA, CA. 91766

JACK L BLACKBURN
11310 DAWSON CANYON RD
CORONA, CA. 92883

RONALD C BLACKMON
11581 DAWSON CANYON RD
CORONA, CA. 92883

MARK S BOTHERAS
932 PENINSULA AVE NO 409
SAN MATEO, CA. 94401

THOMAS M BUSH
11201 VIEW LN
CORONA, CA. 92883

PHILLIP E CHIPMAN
2612 WESTMINSTER PL
COSTA MESA, CA. 92627

MICHAEL F COOK
11425 DAWSON CANYON RD
CORONA, CA. 92883

CORONA CLAY CO
22079 KNABE RD
CORONA, CA. 92883

DAWSON CREEK PROP
C/O KEITH O UTLEY
20346 TULSA ST
CHATSWORTH, CA. 91311

GERALD K DELEO
628 LANCER LN
CORONA, CA. 92879

EHOF II LAKESIDE
C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO, CA. 94129

DORIS I FOX
721 LA MORENA DR
HEMET, CA. 92545

JOSE GARCIA
182 W WINSTON RD
ANAHEIM, CA. 92805

CHARLES F GARVIN
11351 SIESTA LN
CORONA, CA. 92883

TOM GEIDEMAN
3185 SONRISA DR
CORONA, CA. 92881

CHET ALLEN GROOMAN
920 HOLLYTREE LN
WASCO, CA. 93280

MICHAEL S HART
11201 DAWSON CANYON RD
CORONA, CA. 92883

INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA, CA. 92590

INDUSI
1609 N BUSH ST STE 1
SANTA ANA, CA. 92701

TIMOTHY KEARNS
20050 CASE ST
CORONA, CA. 92881

JONATHAN D KINNE
11775 DAWSON CANYON RD
CORONA, CA. 92883

JONATHAN D KINNE
1225 OLD HICKORY RD
CORONA, CA. 92882

JENNY LEE KRAMER
11480 SIESTA DR
CORONA, CA. 92883

MARTIN LANGE
11081 VIEW LN
CORONA, CA. 92883

MICHAEL J MELATTI
11985 DAWSON CANYON RD
CORONA, CA. 92883

CASEY J MENDOZA
PMB 158
750 S LINCOLN AVE STE 104
CORONA, CA. 92882

GLENN MILLIGAN
12125 DAWSON CANYON RD
CORONA, CA. 92883

JOHN MOODY
11353 SIESTA LN
CORONA, CA. 92883

JANICE M MORGER
3325 W LINCOLN
ANAHEIM, CA. 92801

RONALD MUGAR
3241 KIPS CORNER RD
NORCO, CA. 92860

RONALD T MUGAR
3241 KIPS CORNER
NORCO, CA. 92860

NEVILLE MARY GRACE ESTATE OF
C/O SYMBOLIC FINANCE CORP
P O BOX 5875
BALBOA ISLAND, CA. 92662

QUOC KIM NGUYEN
12872 HAZEL AVE
GARDEN GROVE, CA. 92840

QUOC KIM NGUYEN
1460 PASEO GRANDE
CORONA, CA. 92882

ROBERT LEO PAUL
12035 SPANISH HILLS DR
CORONA, CA. 92883

BETTY J PFEIL
4731 LIBRA PL
YORBA LINDA, CA. 92886

RONALD W PHARRIS
2050 MAIN ST STE 250
IRVINE, CA. 92614

PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

PHARRIS GROUP
C/O C L PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

BRIAN JAMES PORTEOUS
P O BOX 78327
CORONA, CA. 92877

IRMA F RIVERA
PO BOX 630
MIRA LOMA, CA. 91752

RIVERSIDE COUNTY HABITAT CONSERV AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE, CA. 92501

TERESINA A SALOMONE
15344 MANZANARES RD
LA MIRADA, CA. 90638

MARTIN SAMSTAG
11241 DAWSON CANYON RD
CORONA, CA. 92883

SPANISH MILLS MOBILE HOME ESTATES
C/O LELAND ROBERTSON
3064 LA HABRA AVE
HEMET, CA. 92545

SPEEDWAY DEV
15350 FAIRCHILD RANCH
CHINO HILLS, CA. 91709

SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS, CA. 91709

SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS, CA. 91709

ROGER B STEPPE
11762 DE PALMA RD NO 1C39
CORONA, CA. 92883

ROGER B STEPPE
P O BOX 77331
CORONA, CA. 92877

SUNNY SAGE
C/O RANPAC
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

SUNNY SAGE
C/O WON S YOO
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

SYCAMORE CREEK MARKETPLACE
3 MACARTHUR PL NO 550
SANTA ANA, CA. 92707

GREG TONKINSON
16376 SLOVER AVE
FONTANA, CA. 92337

USA BLM
6221 BOX SPRINGS BL
RIVERSIDE, CA. 92507

USA WASTE OF CALIF INC
P O BOX 1450
CHICAGO, IL. 60690

PETER VANDENBERG
11231 VIEW LN
CORONA, CA. 92883

GEORGE L WARREN
935 N CORONA AVE
CORONA, CA. 92879

WESTERN RIVERSIDE COUNTY REGIONAL CONS AUTH
P O BOX 1667
RIVERSIDE, CA. 92502

WESTERN RIVERSIDE COUNTY REGIONAL CONS AUTH
C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE, CA. 92502

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

SP00327A1/CZ07807/TR36643
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)

Forestar Toscana, LLC
Project Applicant

2151 Michelson Drive Suite 250, Irvine, CA92612
Address

Project area located northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail.
Project Location

SP00327A1 proposes to maintain the maximum unit count of 1,443 permitted by the Specific Plan but reduce the overall residential acreage from 353.3 acres to 300.5; increase the natural open space areas from 510 acres to 544.3 acres; eliminate 4.4 acres of the commercial retail land use; increase the park land use from 22.3 acres to 33.9 acres and create a 1.2 acre planning area for a Public Facility land use which will be designated for potable and recycled water storage tanks. TTR36643 proposes a Schedule "A" subdivision of 329.86 gross acres into ten (10) numbered lots intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1,2,3,4, and 5 of the proposed SP327A1. CZ07807 proposes to revise the Specific Plan Zoning Ordinance and ro formalize the boundaries for all Planning Areas where maps are proposed as part of this project. Zone change would be applicable to Planning Areas (PA) 1-22 of the Toscana Specific Plan (SP) No. 327.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 439 preparedfor the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the EIR No 439.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ Project Planner _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42621 ZCFGN/A .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE * REPRINTED * R1309130
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

****
****

Received from: FORESTAR TOSCANA LLC $50.00
paid by: CK 1050
paid towards: CFG05999 CALIF FISH & GAME: DOC FEE
CFG for SP327A1
at parcel #:
appl type: CFG3

By_____ Sep 24, 2013 14:32
MGARDNER posting date Sep 24, 2013

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$50.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER * REPRINTED *

Agenda Item No.: 4.5
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Larry Ross
Planning Commission: September 17, 2014

Conditional Use Permit No. 3698, Public Use Permit No. 921, Change of Zone No. 7813, and Development Agreement No. 80
Environmental Assessment No. 42716
Applicant: Ecos Energy/Diamond Valley Solar, LLC
Engineer/Representative: Ecos Energy, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project is commonly referred to as the Diamond Valley Solar Project and is comprised of the following land use cases:

Change of Zone
Change of Zone No. 7813 proposes to change the existing zoning of the 10-acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D).

Conditional Use Permit
Conditional Use Permit No. 3698 proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel. The 10 acre parcel is associated with Tentative Parcel Map No. 36611 which was approved by the County's Planning Director on June 9, 2014 and received by the Board of Supervisors on July 15, 2014. The Photovoltaic panels will be on a ground-mounted fixed-tilt racking system. The PV panels will be installed approximately four feet off the ground and have tilt height of appoximately 7 feet. A single equipment skid will be installed in a central location in the solar power plant to house the electrical equipment for the Project including the inverters, transformer, protection equipment, and monitoring/communications equipment.

Public Use Permit
Public Use Permit No. 921 proposes to connect a 1.25 MW Photovoltaic Solar Power Plant (CUP03698) to the power grid. The power connection/transmission lines leave the Solar Power Plant site and will be undergrounded through parcels 3 and 2 of Tentative Parcel Map No. 36611, and emerge on the south-east corner of parcel 2, at which time the conduit connects to utility pad located on parcel 2 which will be owned and operated by Southern California Edison (SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to connect to existing power poles on the eastern side of Grand Avenue. The underground conduit piping to be installed by the applicant will require an encroachment permit from the County and may also require an easement from the County.

Conditional Use Permit No. 3698 and Public Use Permit No. 921 will both be conditioned to require an encroachment permit and easement, if applicable, be approved prior to any use of CUP No. 3698 or PUP No. 921.

Development Agreement
The applicant has proposed entering into a Development Agreement (DA No. 80) with the County for the Project. County staff has reached an agreement with the applicant on the provisions of the development agreement. DA No. 80 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 80 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law,

which is a public benefit for the County. DA No. 80 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Approval and use of Conditional Use Permit No. 3698 and Public Use Permit No. 921 are conditioned upon Development Agreement No. 80 being entered into and effective.

Per State law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.56, an Ordinance of the County of Riverside Approving Development Agreement No. 80, incorporates by reference DA No. 80 consistent with Government Code section 65867.5.

The project is located southerly of Grand Ave, easterly Patterson Ave, and the westerly side of Oxbow Drive.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development – Low Density Residential (1/2 acre minimum lot size)
2. Surrounding General Plan Land Use (Ex. #5):	Community Development – Low Density Residential (1/2 acre minimum lot size) to the south, east and west. Rural Community – Estate Density Residential (2 acre minimum lot size) to the north.
3. Existing Zoning (Ex. #3):	Rural Residential (RR)
4. Proposed Zoning (Ex. #3):	Regulated Development Areas (R-D)
4. Surrounding Zoning (Ex. #3):	Rural Residential (RR) to north, west, and east. Mobile Home Subdivision – Rural 2 ½ acre minimum (RTR 2 ½) to the south.
5. Existing Land Use (Ex. #1):	Large lot Single Family Residential
6. Surrounding Land Use (Ex. #1):	Mixture of large lot Single Family Residential and Vacant
7. Project Data:	Total Acreage: 10 Gross
8. Environmental Concerns:	See attached environmental assessment

RECOMMENDATIONS:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42716**, 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3698**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42716; and

APPROVAL of **PUBLIC USE PERMIT NO. 921**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42716; and

APPROVAL of **CHANGE OF ZONE NO. 7813,** amending the zoning classification for the subject property from Rural Residential (RR) to Regulated Development Areas (R-D) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42716; and, pending Ordinance adoption by the Board of Supervisors.

INTRODUCTION and **ADOPTION** on successive weeks of **ORDINANCE NO. 664.56**, an Ordinance of the County of Riverside Approving Development Agreement No. 80, based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42716.

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 Community Development – Low Density Residential (1/2 acre minimum lot size) on the Harvest Valley/Winchester Area Plan. The project site is within the Highway 79 Policy Area.

2. General Plan policy LU 15.15, applicable to all land use designations, encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside. The conditions of approval and mitigation measures ensure that the project is being developed in an environmentally responsible manner. The terms of DA No. 80, namely the provisions regarding the direct allocation of sales and use taxes to the County, also ensure that the project is being developed in a fiscally responsible manner. Additionally, since this project is providing electricity locally instead of bringing it from hundreds of miles away, "line loss" is reduced. "Line loss" is the loss of electricity due to the resistance in the wire, the longer the wire the more the loss. With the reduction of "line loss" there is less need for larger facilities and thus reducing both impacts to the environment and the costs related to energy generation.

3. The proposed project is located within the Highway 79 Policy area which requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is a renewable energy/utility use, not a residential use, and therefore the Highway 79 Policy area is not applicable.

4. The project site is surrounded by properties which are designated Community Development – Low Density Residential (1/2 acre minimum lot size) to the south, east and west. The project site has properties designated Rural Community – Estate Density Residential (2 acre minimum lot size) to the north.

5. The existing zoning for the subject site is Rural Residential (RR). The proposed zoning is Regulated Development Areas (R-D).

6. A solar power plant, is a permitted use, subject to approval of a conditional use permit, in the proposed Regulated Development Areas (R-D) zone, in accordance with Section 15.101.c. (15) of Ordinance No. 348. (Ord. No. 348.4705, Amended 12-08-11)

7. The proposed use, a solar power plant, is consistent with the development standards set forth in the R-D zone.

8. The project site is surrounded by properties that are zoned Rural Residential (RR) to north, west, and east and Mobile Home Subdivision – Rural 2 ½ acre minimum (RTR 2 ½) to the south.

9. Large lot single-family residences have been constructed and are operating in the project vicinity.

10. The project site is not located within an Airport Influence Area and therefore Airport Land Use Commission (ALUC) review was not required.

11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

12. This project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.

13. Development Agreement No. 80 is consistent with the General Plan, public health, safety and general welfare. The express terms of DA No. 80 grant the applicant a vested right to develop the project in accordance with existing land use regulations, in accordance with the General Plan. The conditions of approval and mitigation measures, the approvals of which are incorporated into the exhibits to DA No. 80, ensure that the solar power plant project is developed in a way that is consistent with public health, safety and general welfare. The project will provide important benefits to the local and regional economy from the purchase of equipment and supplies and local jobs. Development Agreement No. 80 will provide significant benefits, including terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law. DA No. 80 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. These development agreement provisions ensure that DA No. 80 will provide significant benefits

14. Environmental Assessment No. 42716 identified the following potentially significant impacts:

    a. Biological Resources
    b. Cultural Resources
    c. Hydrology / Water Quality

    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 Community Development – Low Density Residential (1/2 acre minimum lot size) Land Use Designation, the Solar Energy Resources Policy and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Regulated Development Areas (R-D) 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 preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

6. As set forth in the attached environmental assessment and through the imposition of mitigation measures set forth therein, the proposed project will not have a significant effect on the environment.

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. The city of sphere of influence;
   b. A 100-year flood plain, or dam inundation area; or
   c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

3. The project site is located within:
   a. The boundaries of the Highway 79 Policy Area;
   b. The Salt Creek Channel area drainage plan
   c. The Valley Wide Recreation and Parks District; and,
   d. The Stephens Kangaroo Rat Fee Area

4. The subject site is currently designated as Assessor's Parcel Number 463-040-018.

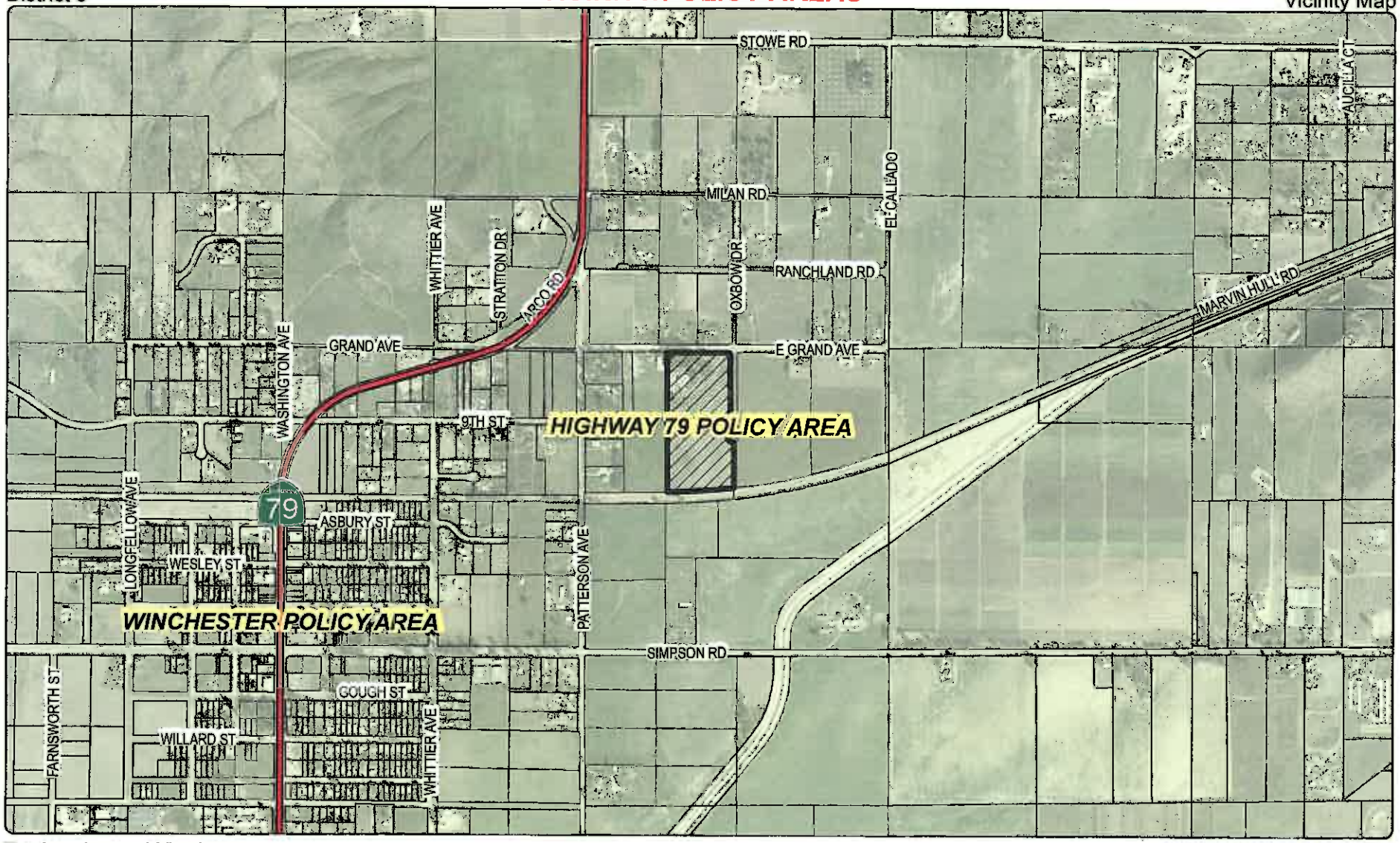
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07813 CUP03698 PUP00912

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 08/19/2014
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

N

0 600 1,200 2,400 3,600
Feet

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07813 CUP03698 PUP00912

Supervisor Stone
District 3

LAND USE

Date Drawn: 08/19/2014
Exhibit 1

Zoning Area: Winchester

Assessors Bk. Pg. 943-14

N

0 250 500 1,000 1,500
Feet

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07813 CUP03698 PUP00912

Supervisor Stone
District 3

PROPOSED ZONING

Date Drawn: 08/19/2014
Exhibit 3

Zoning Area: Winchester

Author: Vinnie Nguyen

N

0 250 500 1,000 1,500
Feet

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

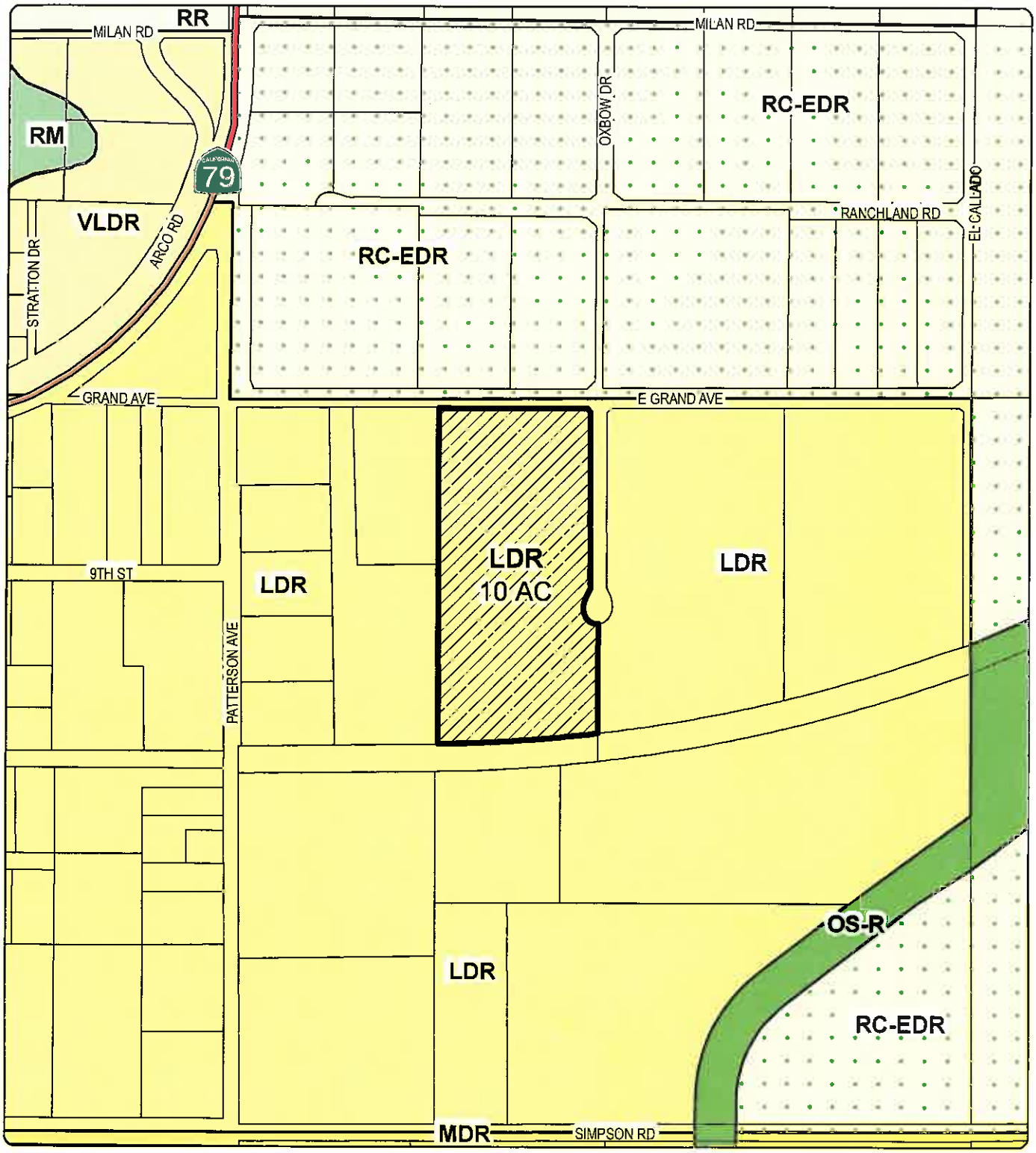
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07813 CUP03698 PUP0912

Supervisor Stone
District: 3

EXISTING GENERAL PLAN

Date Drawn: 08/19/2014
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen

N

0 250 500 1,000 1,500
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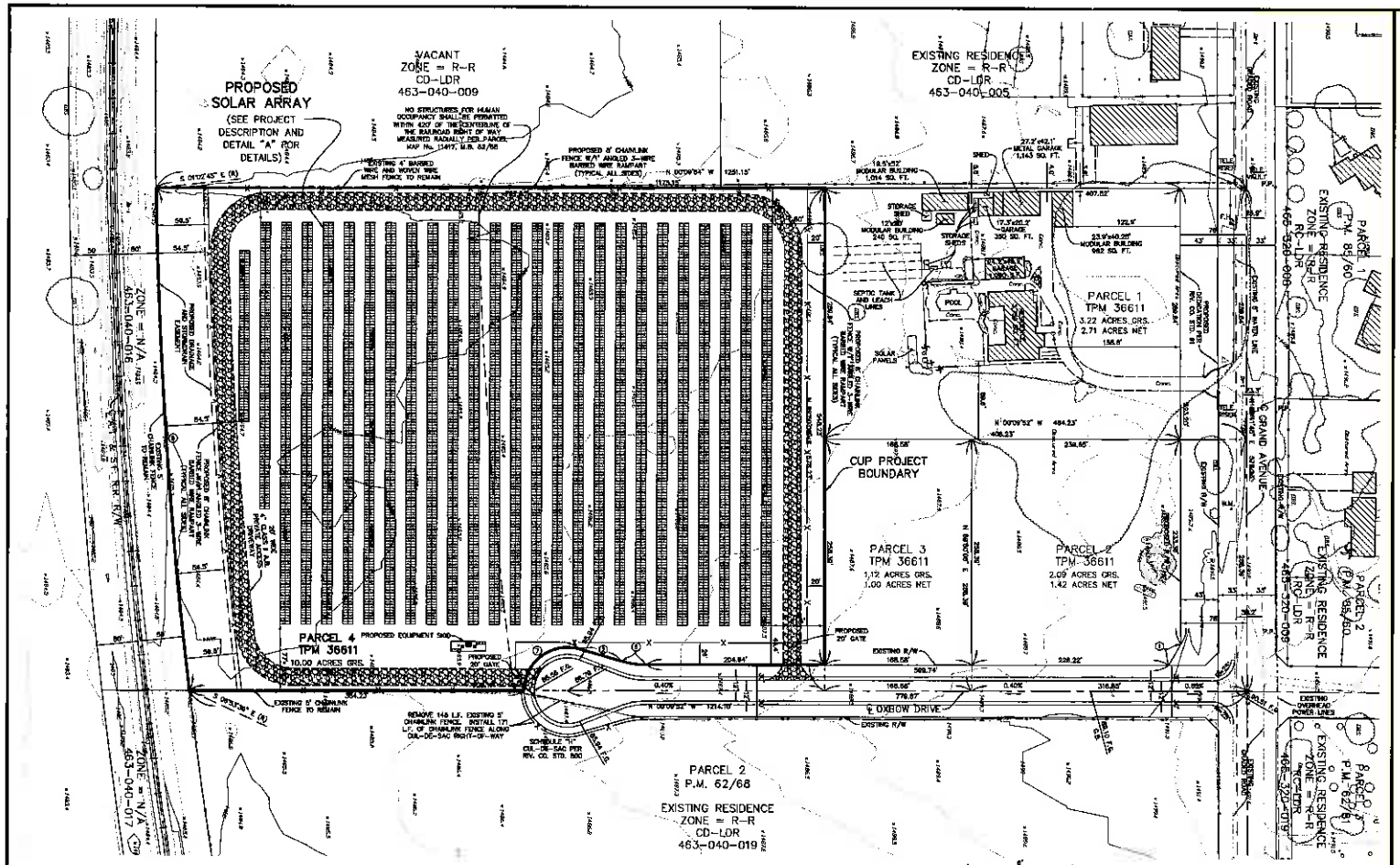
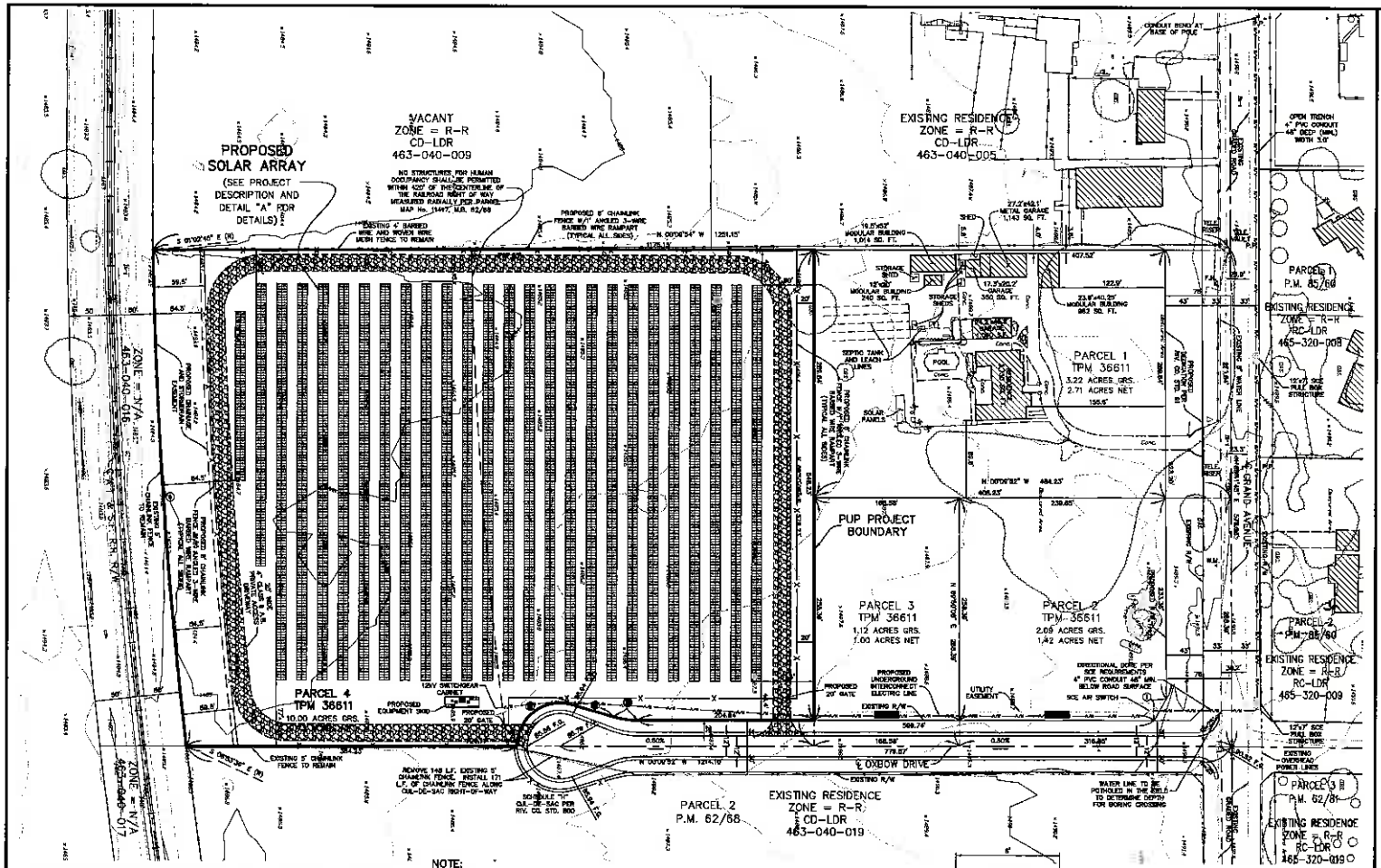

PROPOSED SOLAR ARRAY
(SEE PROJECT DESCRIPTION AND DETAIL "A" FOR DETAILS)
VACANT
ZONE = R-R
CD-LDR
463-040-009
EXISTING RESIDENCE
ZONE = R-R
CD-LDR
463-040-005
PARCEL 1
TPM 36611
3.22 ACRES GRS.
2.71 ACRES NET
CUP PROJECT BOUNDARY
PARCEL 3
TPM 36611
1.12 ACRES GRS.
1.00 ACRES NET
PARCEL 2
TPM 36611
2.09 ACRES GRS.
1.42 ACRES NET
PARCEL 4
TPM 36611
10.00 ACRES GRS.
PARCEL 2
P.M. 62/68
EXISTING RESIDENCE
ZONE = R-R
CD-LDR
463-040-019
EXISTING RESIDENCE
ZONE = R-R
RC-LDR
463-320-006
EXISTING RESIDENCE
ZONE = R-R
RC-LDR
463-320-009
ZONE = N/A
463-040-016
ZONE = N/A
463-040-017
GRAND AVENUE
EXISTING R/W
EXISTING 5' CHAINLINK FENCE TO REMAIN
PROPOSED 20' GATE
EXISTING OVERHEAD POWER LINES
SCHEDULE "H" CUL-DE-SAC PER RIV. CO. STD. 800
PROPOSED EQUIPMENT SKID
PROPOSED 8' CHAINLINK FENCE W/ 1' ANGLED 3-WIRE BARBED WIRE RAMPART (TYPICAL ALL SIDES)
EXISTING 4' BARBED WIRE AND WOVEN WIRE MESH FENCE TO REMAIN
NO STRUCTURES FOR HUMAN OCCUPANCY SHALL BE PERMITTED WITHIN 62ft OF THE CENTERLINE OF THE RAILROAD RIGHT OF WAY MEASURED RADIALLY PER PARCEL MAP No. 11417, M.B. 62/68
REMOVE 148 L.F. EXISTING 5' CHAINLINK FENCE. INSTALL 171 L.F. OF CHAINLINK FENCE ALONG CUL-DE-SAC RIGHT-OF-WAY
SOLAR PANELS
SEPTIC TANK AND LEACH LINES
POOL
STORAGE SHED
MODULAR BUILDING
SHED
METAL GARAGE
EXISTING WELL
EXISTING 8" WATER LINE
EXISTING SEWER LINE
EXISTING 8" GAS LINE
EXISTING UNDERGROUND ELECTRICAL LINE
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING UNDERGROUND CABLE TV LINE
EXISTING 8" WATER LINE TO REMAIN
EXISTING 8" SEWER LINE TO REMAIN
EXISTING 8" GAS LINE TO REMAIN
EXISTING UNDERGROUND ELECTRICAL LINE TO REMAIN
EXISTING UNDERGROUND TELEPHONE LINE TO REMAIN
EXISTING UNDERGROUND CABLE TV LINE TO REMAIN
EXISTING R/W
EXISTING 20' EASEMENT FOR ROAD AND PUBLIC UTILITIES
EXISTING 10' EASEMENT FOR ROAD AND PUBLIC UTILITIES
EXISTING 30' EASEMENT FOR ROAD AND PUBLIC UTILITIES
EXISTING 10' EASEMENT FOR PUBLIC UTILITIES
EXISTING 20' EASEMENT FOR PUBLIC UTILITIES
EXISTING 30' EASEMENT FOR PUBLIC UTILITIES
EXISTING 40' EASEMENT FOR PUBLIC UTILITIES
EXISTING 50' EASEMENT FOR PUBLIC UTILITIES
EXISTING 60' EASEMENT FOR PUBLIC UTILITIES
EXISTING



THE FOLLOWING PRIMARY EXHIBIT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:

ITEM 21 – THE PROJECT IS NOT WITHIN A SPECIFIC PLAN.
ITEM 29 – NO LAND OR RIGHTS-OF-WAY ARE BEING DEDICATED TO PUBLIC OR OTHER USES.
ITEM 31 – NO ON-SITE GRADING IS NEEDED TO IMPLEMENT THIS PROJECT.
ITEM 33 – NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED FOR P.U.P.
ITEM 37 – THIS SITE IS SUBJECT TO SHEET FLOW FLOODING. NO ON-SITE GRADING OR CONSTRUCTION IS PROPOSED THAT WOULD OBSTRUCT THE EXISTING DRAINAGE PATTERN.
ITEM 38 – THERE ARE NO PROPOSED OPEN CHANNELS.
ITEM 39 – NO BUILDINGS, PARKING OR PAVED AREAS, LANDSCAPE AREAS, OR RECREATION AREAS ARE PROPOSED.
ITEM 42 – NO PARKING SPACES OR LOADING AND UNLOADING FACILITIES ARE PROPOSED.
ITEM 44 – THE P.U.P. PROJECT BOUNDARY SITE IS VACANT AND THERE ARE NO EXISTING DWELLINGS, BUILDINGS OR OTHER STRUCTURES.
ITEM 45 – THERE ARE NO PROPOSED DWELLINGS, BUILDINGS, OR OTHER STRUCTURES OTHER THAN THE SOLAR ARRAY AND EQUIPMENT SKID.
ITEM 46 – THERE ARE NO EXISTING STRUCTURES OR PAVED AREAS IN THE P.U.P. PROJECT BOUNDARY SITE.
ITEM 47 – THERE ARE NO PROPOSED STRUCTURES OR PAVED AREAS IN THE P.U.P. PROJECT BOUNDARY SITE.
ITEM 48 – NO LANDSCAPED AREAS ARE PROPOSED.
ITEM 49 – NO DWELLINGS OR BUILDINGS ARE PROPOSED.
ITEM 50 – NO DWELLINGS OR BUILDINGS ARE PROPOSED.
ITEM 51 – NO LANDSCAPING IS PROPOSED.
ITEM 52 – NO OFF-STREET PARKING IS PROPOSED.
ITEM 53 – NO ON-SITE SURFACE ALTERATION IS PROPOSED. W.Q.M.P. EXEMPT.

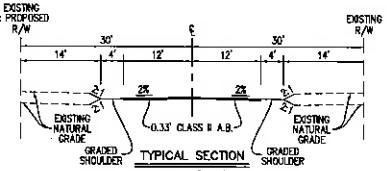
EASEMENT NOTES

AN EASEMENT FOR RIGHT OF WAY FOR DITCHES, WATER PIPES, HIGHWAYS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 30, 1899 IN BOOK 76 OF DEEDS, PAGE 355. EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED FROM THE RECORD.

NOTE:

THE UNDERGROUND INTERCONNECT ELECTRIC LINE FROM THE ARRAY SITE TO THE PAD ON THE SOUTH SIDE OF GRAND AVENUE IS TO BE CONSTRUCTED BY THE APPLICANT, WITHIN AN EASEMENT, AS A PART OF THIS PROJECT.

THE UNDERGROUND LINE FROM THE PAD TO THE EXISTING POWER LINES ON THE NORTH SIDE OF GRAND AVENUE IS TO BE INSTALLED BY SOUTHERN CALIFORNIA EDISON COMPANY UNDER A SEPARATE PERMIT.



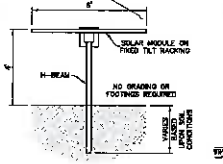
TYPICAL SECTION
SCALE: 1"= 10'
OXBOW DRIVE
0.33' CLASS II A.B. OVER COMPACTED NATIVE
SCHEDULE "H" CUL-DE-SAC
STREET PER ORD. No. 460

LINE DATA

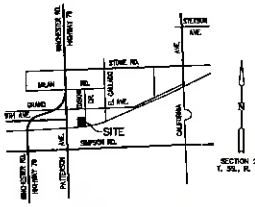
	BEARING	DISTANCE
①	N 89°50'57" W	39.88'
②	N 18°56'56" E	59.02'

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
③	3°05'04"	576.70'	29.93'	
④	9°16'37"	59.00'	25.38'	12.92'
⑤	109°11'37"	59.00'	112.72'	86.87'



DETAIL "A"
TYPICAL ARRAY
SCALE: 1"= 3'



VICINITY MAP – NO SCALE
THOMAS BROS. PG. 839
GRID C-5 (2013)

CONTOUR INTERVAL = 1.0'
60' 30' 0' 60' 120' 180'
SCALE: 1"= 60'

W.O. 13-06

SITE PLAN
FOR PUBLIC USE PERMIT No. 00921

DATE: OCTOBER, 2013

PREPARED FOR:
APPLICANT

ECOS ENERGY, LLC
ATTN. BRAD WILSON
222 S. 9TH STREET, SUITE 1600
MINNEAPOLIS, MN 55402
(612) 460-8605
brad.wilson@ecoarenewable.com

PREPARED BY:

ACTION SURVEYS
GABRIEL D. YBARRA
1045 MAIN STREET, STE 102
RIVERSIDE, CA 92501
(951) 686-6166
(951) 686-0171 FAX
actionsurveys@sbcglobal.net

LANDOWNER:

EVELYN B. DOMENICONI, TRUSTEE OF
THE ROBERT DOMENICONI FAMILY TRUST
P.O. BOX 295
WINCHESTER, CA 92596
(951) 926-1342

PROPERTY ADDRESS: 33725 GRAND AVENUE, HEMET, CA 92545

ASSESSOR'S PARCEL NO.: A PORTION OF 463-040-016

PROJECT DESCRIPTION:
TO CONNECT TO EXISTING TRANSMISSION LINES THAT ARE OFF-SITE FROM THE SOLAR POWER ARRAY, A SINGLE EQUIPMENT SKID WILL BE INSTALLED AT A CENTRAL LOCATION WITHIN THE SOLAR ARRAY. THIS EQUIPMENT SKID WILL HOUSE THE CENTRAL ELECTRICAL EQUIPMENT FOR THE PROJECT: INVERTERS, TRANSFORMER, PROTECTION EQUIPMENT, AND MONITORING/COMMUNICATIONS. THE MODULES IN THE SOLAR ARRAY WILL BE CONNECTED TO THE CENTRAL EQUIPMENT SKID VIA INSULATED WIRING THAT IS RUN THROUGH UNDERGROUND CONDUIT. CABLE RATED FOR DIRECT-BURIAL IS ALSO A DESIGN OPTION. A SET OF AC OUTPUT CABLES WILL LEAVE THE EQUIPMENT SKID AND TRAVEL UNDERGROUND TO THE EASTERN PROPERTY LINE. THERE, THE CABLES WILL RUN THROUGH THE EXISTING UTILITY RIGHT-OF-WAY ALONG OXBOW DRIVE, AND THE PROJECT WILL INTERCONNECT TO AN EXISTING 21 KV OVERHEAD SCE ELECTRIC DISTRIBUTION LINE THAT RUNS ALONG GRAND AVENUE. THERE, UP TO THREE NEW UTILITY POLES MAY BE PLANTED TO SUPPORT METERING AND PROTECTION EQUIPMENT.

A PRIVATE EASEMENT ACROSS PARCELS 2 AND 3 FOR UNDERGROUND ELECTRICAL CONDUIT AND A CONCRETE UTILITY EQUIPMENT PAD. EASEMENT IS 10' WIDE BY 415' LONG, WITH A TOTAL AREA OF 4,150 SQUARE FEET. UNDERGROUND 4" CONDUIT AND 10'x20' UTILITY EQUIPMENT PAD WILL BE CONTAINED ENTIRELY WITHIN THE PRIVATE EASEMENT BOUNDARIES.

LEGAL DESCRIPTION: A PORTION OF PARCEL 1 OF PARCEL MAP 11417 PER P.M. 62/68.

ACREAGE: 10.00 ACRES GROSS, 9.73 ACRES NET

EXISTING ZONING & LAND USE: R-R, LDR

PROPOSED ZONING: Regulated Development Areas (RD)

UTILITIES:

ELECTRIC –	SOUTHERN CALIFORNIA EDISON
GAS –	THE GAS COMPANY
WATER –	EASTERN MUNICIPAL WATER DISTRICT
SEWER –	INDIVIDUAL SEPTIC
TELEPHONE –	VERIZON
TELEVISION –	TIME WARNER CABLE

SCHOOL DISTRICT: HEMET UNIFIED SCHOOL DISTRICT

1) THE PROJECT IS LOCATED WITHIN CSA 146 AND CSA 152.

2) THE PROPOSED ON-SITE GRAVEL DRIVE WILL BE CONSTRUCTED TO MATCH THE EXISTING GRADE.

3) THE LAND HAS A HIGH TO MODERATE LIQUEFACTION POTENTAIL AND IS SUSCEPTIBLE TO SUBSIDENCE. THE LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.

4) THE LAND IS WITHIN ZONE X PER NFIP FLOOD INSURANCE RATE MAP NUMBER 06065C2080G, EFFECTIVE DATE AUGUST 28, 2008. THE LAND LIES WITHIN A 0.2% CHANCE (500-YEAR) FLOODPLAIN AND IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

5) ALL STRUCTURES ARE EXISTING AND WILL REMAIN.

6) NO IMPERVIOUS SURFACE PROPOSED. W.Q.M.P. EXEMPT, <10,000 S.F.

AMENDMENTS

SCALE: 1"= 60'

TOPOGRAPHY SOURCE:
INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
(951) 687-4252
(951) 687-4120 FAX

CASE PUP00921
Exhibit A
DATE 8/7/14
PLANNER L ROSS

COUNTY OF RIVERSIDE

DIAMOND VALLEY SOLAR PROJECT
LANDSCAPE IMPROVEMENT PLANS

CUP 3698

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-8790 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY), CABAZON AND AREA WEST
PHONE: (951) 955-8885 FOR PARMEL MAPS AND TRACT MAPS
PHONE: (760) 342-8287 FOR PERMIT CASES EAST OF CABAZON

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

Contractor shall obtain soil samples at a rate of one per every 25,000 square feet of planted area in the presence of the CSA Representative. These soil tests shall be conducted by an approved agronomic soils testing laboratory approved by the CSA Representative. Copies of the soil test shall be provided during the pre site meeting and verified by the CSA Representative. The contractor shall add amendments per soils report recommendations for individual planting areas and as approved by the CSA Representative.

INSPECTION SCHEDULE

THE PROJECT LANDSCAPE ARCHITECT SHALL CONDUCT A FIELD INSPECTION AT SUBSTANTIAL COMPLETION OF THE PROJECT TO VERIFY THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS IN COMPLIANCE WITH THE APPROVED DESIGN PLANS. THE PROJECT LANDSCAPE ARCHITECT SHALL THEN SUBMIT A CERTIFICATE OF COMPLIANCE LETTER TO THE COUNTY OF RIVERSIDE AND REQUEST A FINAL COUNTY INSPECTION OF THE LANDSCAPE AND IRRIGATION INSTALLATION. THE CERTIFICATE SHALL INCLUDE A LIST OF ANY DEFICIENCIES OR NECESSARY CHANGES FOR APPROVAL BY THE COUNTY OF RIVERSIDE. AT THE TIME OF THE COUNTY FINAL LANDSCAPE INSPECTION AN IRRIGATION SYSTEM COVERAGE REVIEW WILL BE CONDUCTED; THE LANDSCAPE CONTRACTOR MAY BE REQUIRED TO BE IN ATTENDANCE TO OPERATE THE IRRIGATION SYSTEM TO FACILITATE THE REVIEW.

UPON COMPLETION OF INSTALLATION, A 30 DAY ESTABLISHMENT PERIOD SHALL COMMENCE, AND UPON WRITTEN VERIFICATION FROM THE INSPECTOR THAT ESTABLISHMENT IS ACCOMPLISHED, A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE. SAID MAINTENANCE SHALL CONCLUDE ONLY AFTER VERIFICATION OF OVERALL PLANT HEALTH, AND WITH COUNTY ACCEPTANCE OF THE IMPROVEMENTS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, IRRIGATION, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, FERTILIZING AND APPLYING SUCH SPRAYS AS ARE NECESSARY FOR PROPER CARE AND UPKEEP.

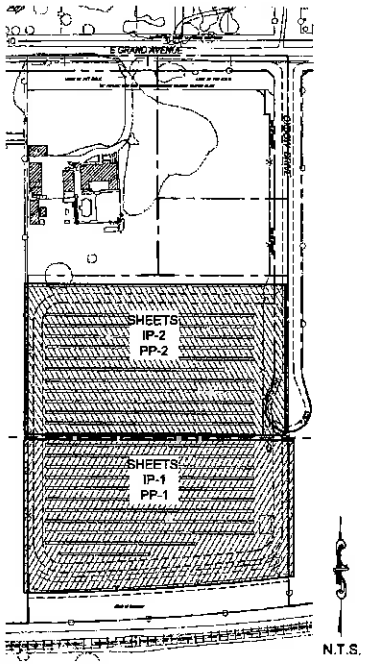
IRRIGATION NOTES

IRRIGATION STATEMENT:
THE PROPOSED IRRIGATION PLAN FOR THIS PROJECT WILL COMPLY WITH RIVERSIDE COUNTY ORDINANCE 859.2 BY INCORPORATING THE FOLLOWING ITEMS IN THE FINAL DESIGN:
-ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER
-RAIN SENSOR
-MASTER VALVE AND FLOW SENSOR
-ANTI-DRAIN CHECK VALVES
-PRESSURE REGULATOR (IF NEEDED)
-HYDROZONES WILL BE PROPERLY DESIGNATED
-NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
-SUBSURFACE IRRIGATION WILL BE APPLIED TO ALL SHRUB AREAS TO INCREASE IRRIGATION EFFICIENCY

LANDSCAPE MAINTENANCE

CONTINUED LANDSCAPE MAINTENANCE TO BE PROVIDED BY PROJECT OWNER - Ecos Energy.

SHEET INDEX MAP



PROJECT DESCRIPTION:

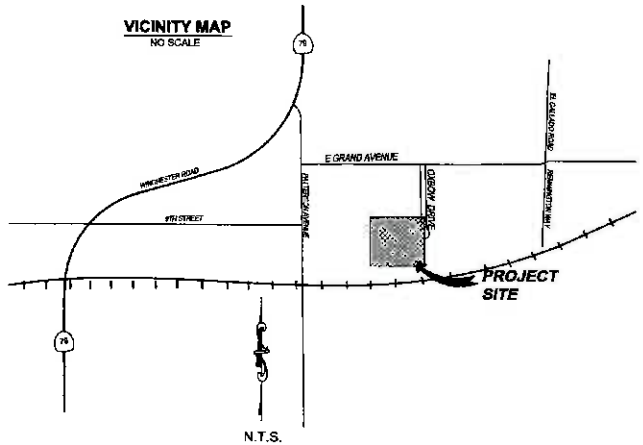
APN 463-040-018.

The legal description is "Real property in the unincorporated area of the County of Riverside, State of California, described as follows: PARCEL 1, AS SHOWN BY PARCEL MAP 11417, ON FILE IN BOOK 62 PAGE(S) 68, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA."

The property is currently zoned R-R, as are all adjacent properties. Owner has proposed a change of zone to R-D for this 10 acre project parcel. All adjacent homes are rural-residential.

VICINITY MAP

NO SCALE



PROJECT DIRECTORY

OWNER
ECOS ENERGY
222 South 9th Street, Suite#1600
Minneapolis, MN 55402
(951) 899-6512
(951) 899-5580 Fax

LANDSCAPE ARCHITECT
RHA Landscape Architects-Planners, Inc.
6780 Indiana Avenue, Suite 160
Riverside, CA 92506
(951) 781-1930
(951) 686-8091 Fax

SHEET INDEX

TITLE	DESCRIPTION	SHEET #
CV	COVER SHEET	1
IP-1	IRRIGATION PLAN	2
IP-2	IRRIGATION PLAN	3
PP-1	PLANTING PLAN	4
PP-2	PLANTING PLAN	5
PP-3	ADJACENT LANDSCAPE PLAN	6
LD-1	LANDSCAPE DETAILS	7
LS-1	LANDSCAPE SPECIFICATIONS	8
LS-2	LANDSCAPE SPECIFICATIONS	9
LS-3	LANDSCAPE SPECIFICATIONS	10

I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 859.2; Ordinance 348, including off-street parking and shading requirements; the Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

Applicant: _____

NOT FOR CONSTRUCTION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLAN CHECK OVERSIGHT LUA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP D##

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

DIGALERT — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT — TOLL FREE 1-800-227-2600

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

SEAL: LANDSCAPE ARCHITECT — LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:
RHA
6780 INDIANA AVE., SUITE 160
RIVERSIDE, CALIFORNIA
92506
LIC. #1972
PH: (951) 781-1930
FAX (951) 686-8091

BENCHMARK: REFER TO CIVIL PLANS

SCALE: H:_____ V:_____

CUP 3698 I.P. No.
COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
COVER SHEET

SHEET NO. CV
1 OF 10 SHTS

FOR: ECOS ENERGY | W.O. | COUNTY FILE NO.

D:\xx\xx\Digital Sheet\ Drawing Files\ R:\Projects\Aug\1110 Diamond Valley Solar Project\CAD\DRWG\1110 Title - 24"x 36" - 3.dwg

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
M	HUNTER MP1000 PROS-12-CV-R 12" PRS40 POP-UP WITH CHECK VALVE, PURPLE CAP, PRESSURE REGULATED TO 40 PSI.	40	K/ID-1
M M	HUNTER MP2000 PROS-12-CV-R 12" PRS40 POP-UP WITH CHECK VALVE, RECLAIMED CAP, PRESSURE REGULATED TO 40 PSI.	40	K/ID-1
M M M	HUNTER MP3000 PROS-12-CV-R 12" PRS40 POP-UP WITH CHECK VALVE, RECLAIMED CAP, PRESSURE REGULATED TO 40 PSI.	40	K/ID-1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 30GPM TO 200GPM.	D/ID-1
	DRIP FLUSH VALVE 3/4" KING BROS. PVC BALL VALVE IN 10" VALVE BOX.	H/ID-1
	AREA TO RECEIVE DRIP EMITTERS GPH IRRIGATION GPST-CV THREADED PRESSURE COMPENSATING DRIP EMITTER WITH 1/2" FIPT INLET AND SPRING CHECK VALVE. INSTALL ON 1/2" FLEXIBLE PVC RISER, GPH IRRIGATION IN RISER. Emitter Notes: 15 gal plant to receive 1 of 1.0 GPH emitter.	E/ID-1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PGA GLOBE ELECTRIC REMOTE CONTROL VALVE, SIZE PER PLAN.	L/ID-1
	BUCHNER-SUPERIOR Q84MAT-NP 1" BRASS QUICK COUPLING VALVE, TWO-PIECE, ACME THREAD WITH LOCKING PURPLE NON-POTABLE LID.	G/ID-1
PBV	RAIN BIRD PESBR 1" MASTER VALVE. WITH SCRUBBER MECHANISM AND PURPLE FLOW CONTROL HANDLE.	F/ID-1
C	RAIN BIRD ESPSMTEI 8 STATION SMART CONTROLLER. INSTALL CONTROLLER IN A STRONGBOX SB-1855W WALL MOUNT ENCLOSURE. MOUNT TIPPING BUCKET RAIN SENSOR ON 2" GALV. STEET POLE.	A/ID-1
W	RAIN BIRD ESP-SMTE WEATHER SENSOR POD. RUN WIRE LEADS THRU POLE BACK TO CONTROLLER.	I/ID-1
F	RAIN BIRD LCRBY150D 1.5" MODEL: 120 MESH DISC FILTER. INSTALL FILTER IN JUMBO SIZE VALVE BOX.	
POC 1"	POINT OF CONNECTION 1" WATER STUB OUT PROVIDED BY OTHERS.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	C/ID-1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	C/ID-1
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 10 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	B/ID-1

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

IRRIGATION NOTES (TYPICAL):

1) ALL MAINLINE SHALL USE SOLVENT WELD PIPE WITH PVC SCHEDULE 40 FITTINGS. APPLY PRIMER TO ALL SURFACES PRIOR TO SOLVENT WELD.
2) MAINLINE, VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE HARDSCAPE FOR CLARIFICATION ONLY. INSTALL IN LANDSCAPED AREAS THROUGHOUT THE SITE.
3) ALL IRRIGATION MAINLINE AND LATERAL LINES TO BE BURIED PVC PIPE
4) ALL VALVE BOXES SHALL BE CARSON SPEC GRADE OR EQUAL.

MAKE POINT OF CONNECTION IMMEDIATELY DOWNSTREAM OF 1" WATER STUB OUT FROM WELL PROVIDED BY OWNER. AFTER POC INSTALL AS FOLLOWS:
1) 1-1/2" FILTER BODY WITH DISC FILTER.
2) 1" MASTER VALVE. CONNECT MASTER VALVE TO CONTROLLER. REFER TO IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
3) EXTEND MAIN LINE TO VALVES AS SHOWN.

I agree to comply with the criteria of Ordinance No. 859.2 and to apply the criteria for the efficient use of water in the irrigation design plan.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

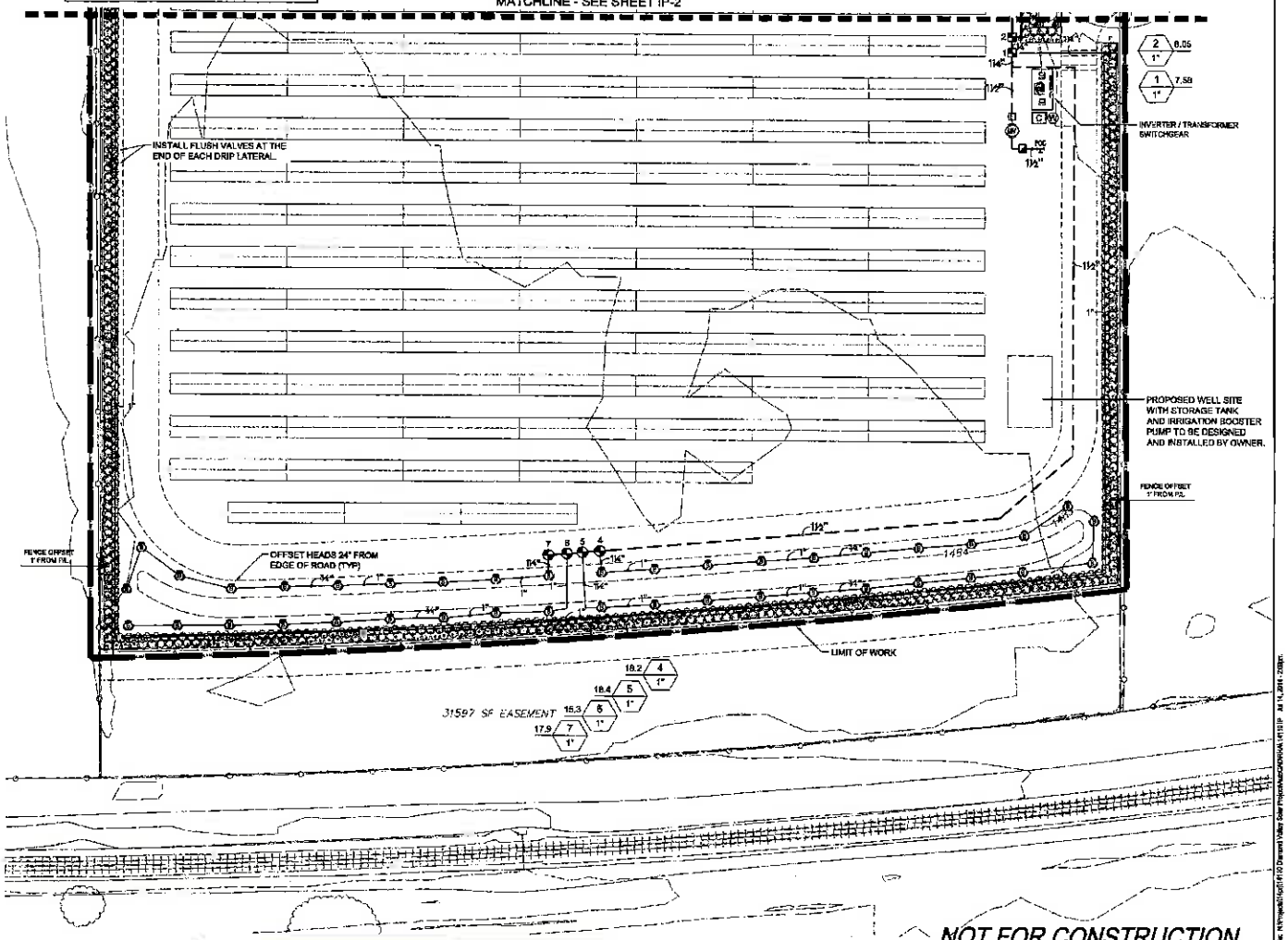
The private landscape architect, whose seal appears hereon, is responsible for ensuring the accuracy and acceptability of the design hereon. In the event of discrepancies or lacking of the readily approved or during construction, the private landscape architect shall be responsible for submitting an acceptable substitute and revisions to the plan for approval by the county.

IRRIGATION INFORMATION

WATER CONNECTION
DESIGN PRESSURE REQUIRED: 65 PSI
MAX. SYSTEM DEMAND: 20 GPM
ON SITE WELL WATER SOURCE

ON-SITE WATER WELL TO PROVIDE 3,500 GALLONS PER IRRIGATION DAY. AN IRRIGATION BOOSTER PUMP TO PROVIDE 20 G.P.M. AT 65 P.S.I.

MATCHLINE - SEE SHEET IP-2



NOT FOR CONSTRUCTION

CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

PREPARED BY:
8760 Ridgeline Blvd., Suite 100
Riverside, California
92508
Lic. #1512
PH. (951) 781-1330
FAX (951) 686-3051

BENCHMARK: REFER TO CIVIL PLANS

SCALE: H: V:

CUP 3698 I.P. No.
COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
IRRIGATION PLAN

SHEET NO. IP-1
2 OF 10 SHTS

FOR: SUN ENERGY | W.O. | COUNTY FILE NO.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

PLAN CHECK OVERSIGHT LA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP P/M#

Date Plotted on Original Board: Drawing File: N:\Projects\Sol\Ir\ID Diamond Valley Solar Project\Maps\CADD\IRIA 1811.IP Jul 14, 2014 - 2:08pm

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	HUNTER MP1000 PROS-12-CV-R 12" PRS40 POP-UP WITH CHECK VALVE, PURPLE CAP, PRESSURE REGULATED TO 40 PSI.	40	K/D-1
	HUNTER MP2000 PROS-12-CV-R 12" PRS40 POP-UP WITH CHECK VALVE, RECLAIMED CAP, PRESSURE REGULATED TO 40 PSI.	40	K/D-1
	HUNTER MP3000 PROS-12-CV-R 12" PRS40 POP-UP WITH CHECK VALVE, RECLAIMED CAP, PRESSURE REGULATED TO 40 PSI.	40	K/D-1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT, 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 8GPM TO 20GPM.	D/D-1
	DRIP FLUSH VALVE 3/4" KING BROS. PVC BALL VALVE IN 10" VALVE BOX.	H/D-1
	AREA TO RECEIVE DRIP EMITTERS GPH IRRIGATION GPST-CV THREADED PRESSURE COMPENSATING DRIP EMITTER WITH 1/2" FIPT INLET AND SPRING CHECK VALVE. INSTALL ON 1/2" FLEXIBLE PVC RISER. GPH IRRIGATION IH RISER. Emitter Notes: 15 gal plant to receive 1 of 1.0 GPH emitter.	E/D-1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PGA GLOBE ELECTRIC REMOTE CONTROL VALVE, SIZE PER PLAN.	L/D-1
	BUCKNER-SUPERIOR QB4/AT-NP 1" BRASS QUICK COUPLING VALVE, TWO-PIECE, ACME THREAD WITH LOCKING PURPLE NON-POTABLE LID.	G/D-1
	RAIN BIRD PESBR 1" MASTER VALVE, WITH SCRUBBER MECHANISM AND PURPLE FLOW CONTROL HANDLE.	F/D-1
	RAIN BIRD ESP8-SMTE! 8 STATION SMART CONTROLLER. INSTALL CONTROLLER IN A STRONGBOX SB-1656W WALL MOUNT ENCLOSURE. MOUNT TIPPING BUCKET RAIN SENSOR ON 2" GALV. STEET POLE.	A/D-1
	RAIN BIRD ESP-SMTE WEATHER SENSOR POD. RUN WIRE LEADS THRU POLE BACK TO CONTROLLER.	W/D-1
	RAIN BIRD LCRBY150D 1.5" MODEL: 120 MESH DISC FILTER. INSTALL FILTER IN JUMBO SIZE VALVE BOX.	
POC	POINT OF CONNECTION 1" WATER STUB OUT PROVIDED BY OTHERS.	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	53.13	56.43	15.14	0.33 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	89.98	97.45	19.21	0.33 in/h
3	RAIN BIRD PGA GLOBE	1"	SHRUB ROTARY	48.67	49.81	8.19	0.34 in/h
4	RAIN BIRD PGA GLOBE	1"	SHRUB ROTARY	51.86	60.45	18.17	0.19 in/h
5	RAIN BIRD PGA GLOBE	1"	SHRUB ROTARY	52.76	61.57	18.43	0.20 in/h
6	RAIN BIRD PGA GLOBE	1"	SHRUB ROTARY	52.09	59.27	15.31	0.19 in/h
7	RAIN BIRD PGA GLOBE	1"	SHRUB ROTARY	51.53	60.23	17.90	0.20 in/h

CRITICAL ANALYSIS

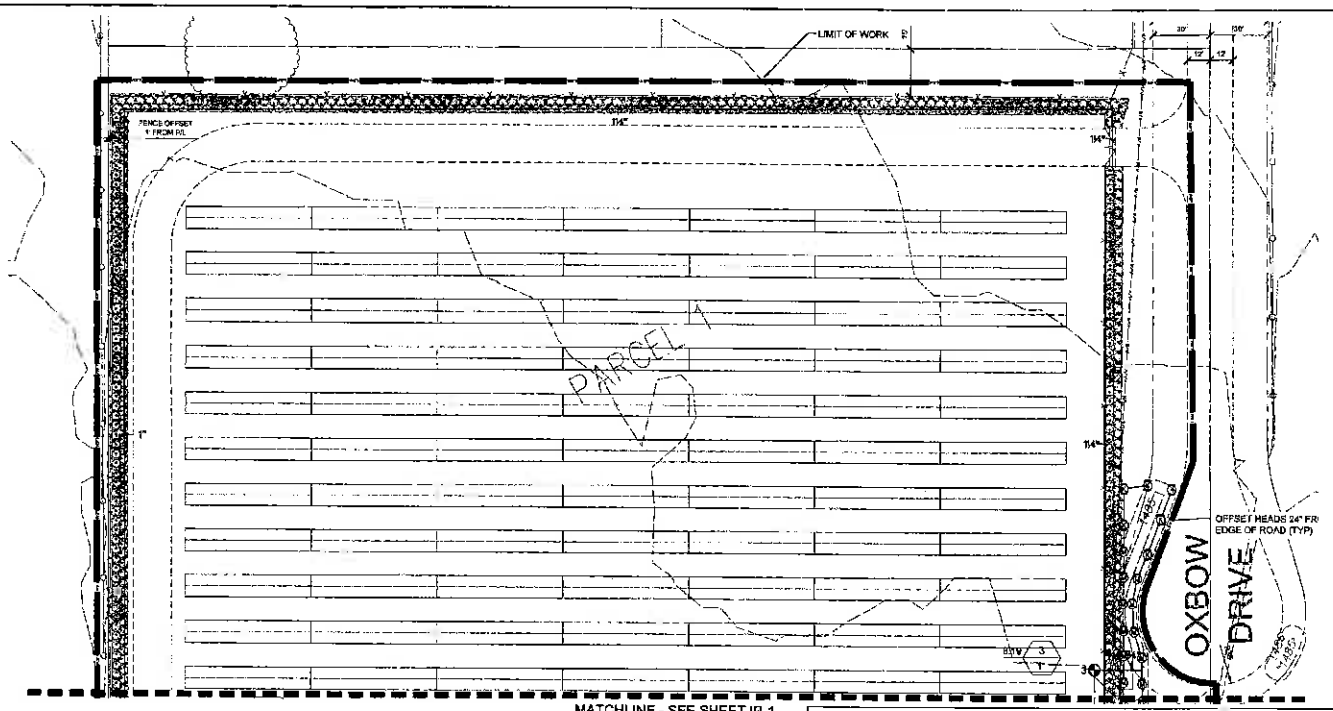
Water Source Information: Water stub out provided by others

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 20.24 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 65.00 psi
Pressure Available: 65.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 18.43 gpm
Flow Available at POC: 20.24 gpm
Residual Flow Available: 1.81 gpm

Critical Station:	5
Design Pressure:	40.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	8.15 psi
Fittings Loss	0.61 psi
Loss through Valve:	6.00 psi
Pressure Req. at Critical Station:	52.75 psi
Loss for Fittings:	0.58 psi
Loss for Main Line:	5.61 psi
Loss for Master Valve:	2.68 psi
Critical Station Pressure at POC:	61.57 psi
Pressure Available:	65.00 psi
Residual Pressure Available:	3.43 psi



INTIAL WATERING SCHEDULE - 6 MONTH ESTABLISHMENT

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.33 in/h	0.56	61	1,378	459.3
2	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.33 in/h	0.56	61	1,476	491.6
3	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.34 in/h	0.70	124	1,915	638.3
4	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.19 in/h	0.70	232	4,094	1,365
5	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.20 in/h	0.70	210	3,671	967.7
6	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.19 in/h	0.70	222	3,398	849.6
7	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.20 in/h	0.70	210	3,788	939.6
		TOTALS:			1,170	18,920	1,970

MAINTENANCE SCHEDULE - POST 6 MONTH

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.33 in/h	0.30	33	832.7	277.6
2	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.33 in/h	0.30	33	891.4	297.1
3	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.34 in/h	0.60	99	728.7	182.2
4	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.19 in/h	0.60	159	2,671	717.7
5	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.20 in/h	0.60	193	2,765	691.2
6	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.19 in/h	0.60	168	2,419	604.7
7	RAIN BIRD PGA GLOBE	SHRUB ROTARY	0.20 in/h	0.60	120	2,865	571.1
		TOTALS:			815	13,192	3,442

HYDROZONE DEFINITION CHART:

#1	SHRUB AREA/LOW WATER USE	18,071 SQ. FT.	VALVES - 1 & 2
#2	BIO-SWALE AREA-MEDIUM WATER USE	13,922 SQ. FT.	VALVES - 3, 4, 5, 6 & 7

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 33,993 S.F.
INPUT the Hist. ETo for the area = 86.14

MAWA = 130,449 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone # 1 — INPUT Plant Factor = 0.5
INPUT square footage of hydrozone = 20,022
INPUT hydrozone irrigation efficiency = 0.75 rotors
EAWU = 73,176 cu ft / yr

Hydrozone # 2 — INPUT Plant Factor = 0.3
INPUT square footage of hydrozone = 13,971
INPUT hydrozone irrigation efficiency = 0.9 drip
EAWU = 25,531 cu ft / yr

SubTotal EAWU = 98,707 cu ft / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = 116,126
MAWA - EAWU = 14,323 cu ft / yr
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 11%

I agree to comply with the criteria of Ordinance No. 859.2 and to apply the criteria for the efficient use of water in the irrigation design plan.

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CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

PREPARED BY:
4780 INDIANA AVE, SUITE 160
RIVERSIDE, CALIFORNIA
92506
TEL (951) 787-1500
FAX (951) 686-3061

BENCHMARK:
REFER TO CVR. PLANS

SCALE: H= V=

CUP 3698 I.P. No.
COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
IRRIGATION PLAN

SHEET NO. IP-2
3 OF 10 SHTS

FOR: EDGE ENERGY | W.O. | COUNTY FILE NO.

NOT FOR CONSTRUCTION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)
ORD. 859 VERSION | DATE SIGNED | REGISTRATION NUMBER | PLAN CHECK OVERSIGHT ENGINEER

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).
TENTATIVE APP P/N# | DATE SIGNED | REGISTRATION NUMBER | PLAN CHECK OVERSIGHT LLA / CID

PLANT LEGEND

SCREENING SHRUBS

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOL	DETAIL
	471	ELAEAGNUS PUNGENS / THORNY ELEAGNUS	15 GAL	LOW	JVID-1
	470	RHUS LAURINA / LAUREL SUMAC	15 GAL	LOW	JVID-1

GROUND COVERS

NOT SHOWN — ALL PLANTING AREAS EXCEPT FOR THOSE RECEIVING HYDROSEED SHALL RECEIVE A 3" LAYER OF MEDIUM GRIND BARK MULCH.

NATIVE PLANTED AREAS TO BE PROTECTED IN PLACE, ANY DAMAGED AREAS WILL BE REPAIRED WITH THE HYDROSEED REPAIR SEED MIX AFTER CONSTRUCTION.

BIO-SWALE SEED MIX
FESTUCA RUBRA / RED FESCUE

REPAIR SEED MIX WITH AN ADDED BONDED FIBER MATRIX BLEND OF GRASSES AND FLOWERS FOR REVEGETATION OF SOIL. DESIGNED AS A NON-IRRIGATED MIX WITH A BINDING AGENT TO PREVENT SOIL EROSION.

Species / Common Name	Lbs/Acre
Festuca microstachys/ Fescue	6.00
Eschscholzia californica/ California Poppy	2.00
Stipa cernua/ Nodding Needlegrass	4.00
Poa secunda/ Pine Bluegrass	4.00
	16.00

Seed Mix as prescribed by S&S Seeds

EXISTING LANDSCAPE NOTES:

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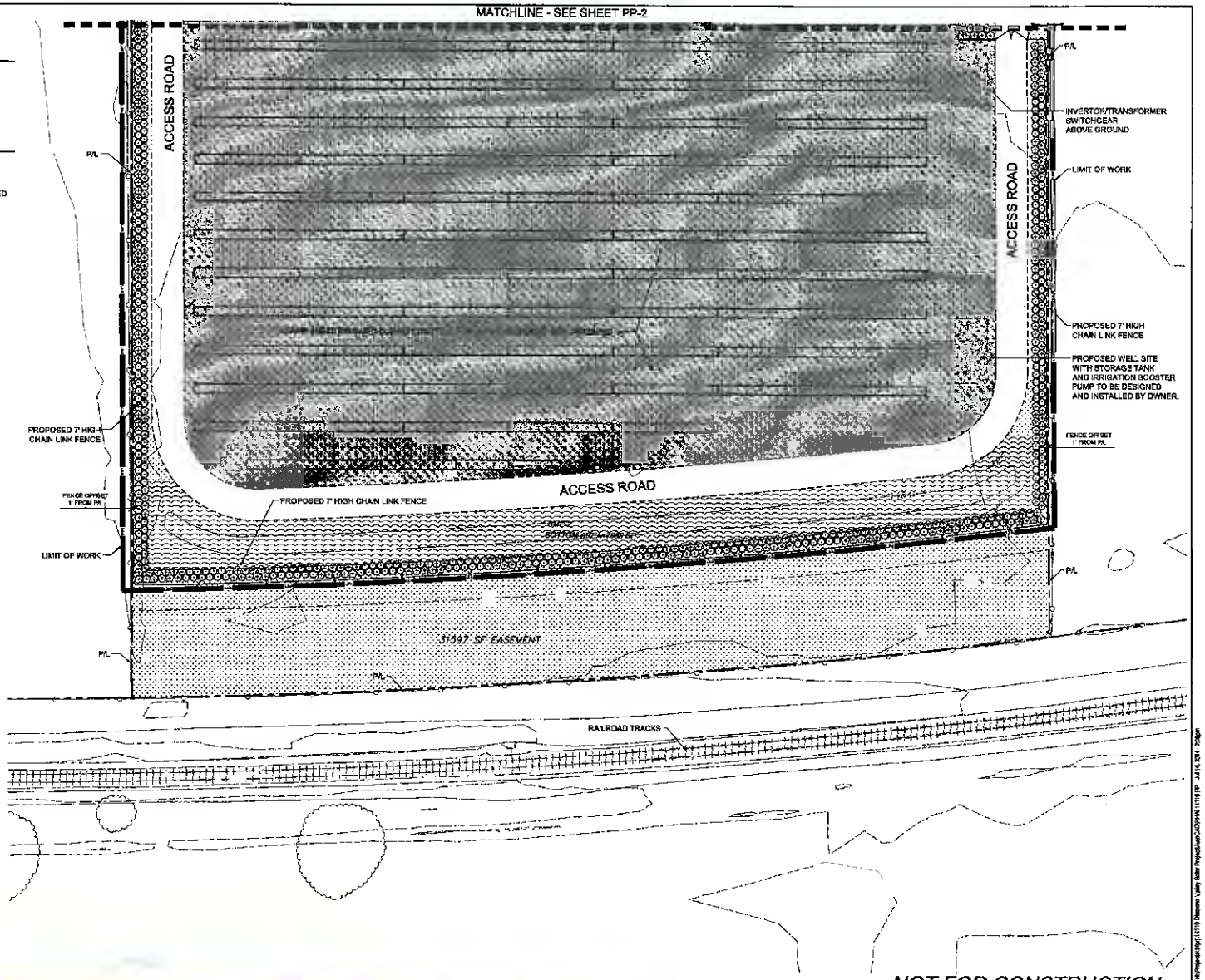
- NO EXISTING SHRUB MASSES OCCUR ON SIGHT.
- NO FUEL MODIFICATION ZONES OCCUR ADJACENT SITE



NOT FOR CONSTRUCTION

PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PPM

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

DIGALERT
CALL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE IN UNDERGROUND SERVICE ALERT

NOTE:
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CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

SEAL - LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:
6790 INDIANA AVE., SUITE 190
RIVERSIDE, CALIFORNIA
92509
LIC. #1512
PH. (951) 781-1930
FAX (951) 686-8081

0' 30' 60' 90'

BENCHMARK:
REFER TO CIVIL PLANS

SCALE: H:____ V:____

CUP 3698 — I.P. No.
COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
PLANTING PLAN

FOR: ECOS ENERGY | W.O. | COUNTY FILE NO.

SHEET NO. PP-1
4 OF 10 SHTS

PLANT LEGEND

SCREENING SHRUBS

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOL	DETAIL
○	471	ELAEAGNUS PUNGENS / THORNY ELEAGNUS	15 GAL	LOW	M/D-1
⊛	470	RHUS LAURINA / LAUREL SUMAC	15 GAL	LOW	M/D-1

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NOT SHOWN

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BIO-SWALE SEED MIX
FESTUCA RUBRA / RED FESCUE

REPAIR SEED MIX WITH AN ADDED BONDED FIBER MATRIX BLEND OF GRASSES AND FLOWERS FOR REVEGETATION OF SOIL. DESIGNED AS A NON-IRRIGATED MIX WITH A BINDING AGENT TO PREVENT SOIL EROSION.

Species / Common Name	Lbs/Acre
Festuca microstachye/ Fescue	8.00
Eschscholzia californica/ California Poppy	2.00
Stipa comus/ Nodding Needlegrass	4.00
Poa secunda/ Pine Bluegrass	4.00
	18.00

Seed Mix as prescribed by S&S Seeds

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- NO EXISTING SHRUB MASSES OCCUR ON SIGHT.
- NO FUEL MODIFICATION ZONES OCCUR ADJACENT SITE.

PARCEL 1 3.22 AC (3.00 AC NET) (2.71 AC FUT)

PARCEL 3 1.12 AC (1.00 AC NET)

OXBOW DRIVE

1695' OF EASEMENT

ROW

P/L

LIMIT OF WORK

PROPOSED 7' HIGH CHAIN LINK FENCE

ACCESS ROAD

PROPOSED 7' HIGH CHAIN LINK FENCE

PARCEL 2 10.00 AC (9.00 AC NET)

OXBOW DRIVE

MATCHLINE - SEE SHEET PP-1

NOT FOR CONSTRUCTION

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

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CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

SOIL / LANDSCAPE ARCHITECT — LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:
4780 MOUNT AVE., SUITE 140
RIVERSIDE, CALIFORNIA
92506
LIC. #1572
PH. (951) 781-1830
FAX (951) 686-9001

0' 30' 60' 90'

BENCHMARK: REFER TO CIVIL PLANS

SCALE: H: V:

CUP 3698 — I.P. No.

COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
PLANTING PLAN

SHEET NO. PP-2

5 OF 10 SHTS

FOR: EDF ENERGY | W.O. | COUNTY FILE NO.

File: H:\Projects\Projects\911 9 Diamond Valley Solar Project\Acad\Sheets\911909 PP 14 5-14-14.dwg

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 650 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PPU

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

Brad Wilson
Ecos Energy
Diamond Valley
2/17/2014
Project Number: 14-0001218
Legrand FAB Rack

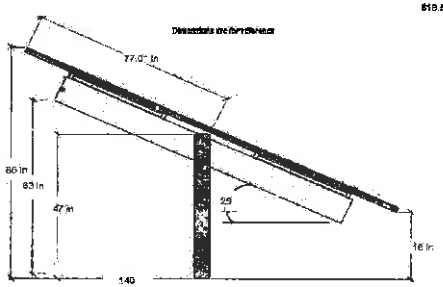
Engineering Data Sheet

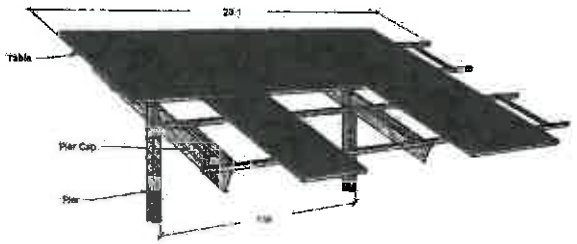
FAB Rack

Winchester, CA
Preposti Revision: 03

818.668.5667

Dimensions are for reference





North Edge Height	86 in
Projected Row Width	140 in
Pier Height (revealed)	47 in
Rows in Portrait	2
E-W Pier to Pier center	138 in

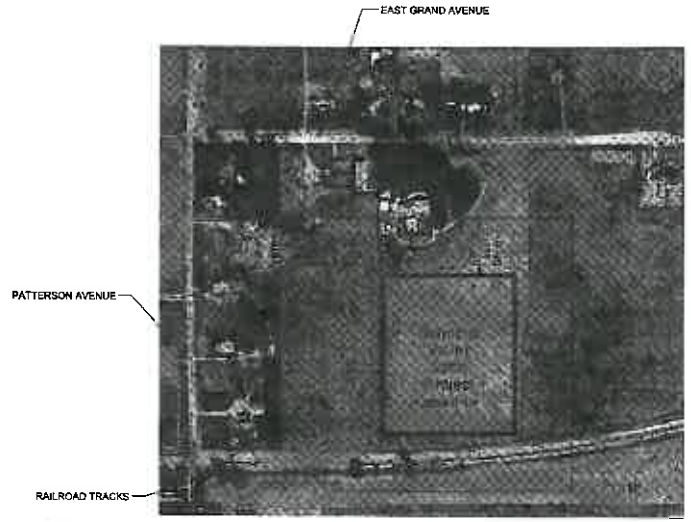
Modules / Table	Length
57P-39.52	23.1 ft
56P-39.52	19.8 ft
52P-39.52	16.5 ft

Table Weight	
57P-39.52	120 lbs
56P-39.52	103 lbs
52P-39.52	86 lbs

Calculated 'UPE=qs'	11 lbs / sq-ft
Uplift per pier	1,581 lbf
Horizontal wind force / pier	641 lbf
Overturning Moment	35,906 in-lbs
Static + snow downward / pier	538 lbf
Static + wind downward / pier	3,010 lbf

Note: Above engineering calculations and forces are for quotation purposes only.

legrand



EXISTING LANDSCAPE NOTES:

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- NO EXISTING SHRUB MASSES OCCUR ON SIGHT.
- NO FUEL MODIFICATION ZONES OCCUR ADJACENT SITE.

NEAREST CROSS STREETS ARE PATTERSON ROAD & GRAND AVENUE- PRIMARILY RESIDENTIAL FRONTYARDS
No established streetscape. Homeowner frontyards.**(No Street Tree)**

APPROXIMATE 200' OFFSET INCLUDES OPEN LAND WITH **NATIVES** AND RAILROAD TRACKS

DIGALERT
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:
6700 INDIANA AVE., SUITE 180
RIVERSIDE, CALIFORNIA
92506
LIC. #1512
PH. (951) 781-1800
FAX (951) 686-9091

BENCHMARK:
REFER TO CIVIL PLANS

SCALE: H:_____ V:_____

CUP 3698 I.P. No.
COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
ADJACENT LANDSCAPE PLAN

FOR: ECOS ENERGY | W.O. | COUNTY FILE NO.

SHEET NO. PP-3
8 OF 10 SHTS

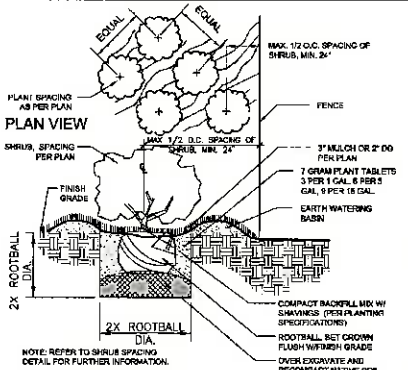
D:\Projects\Diamond Valley Solar Project\ACAD\PP-3.dwg 7/14/2014 2:28pm

PLAN CHECK OVERSIGHT LA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

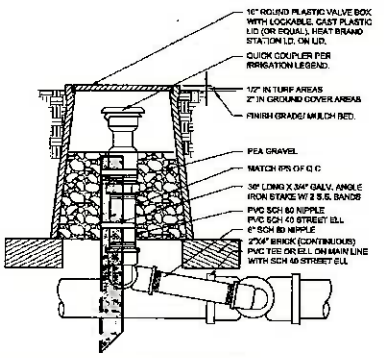
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

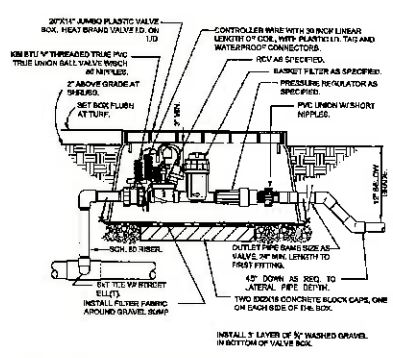
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)



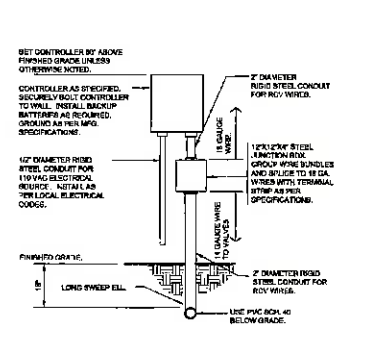
J SHRUB PLANTING



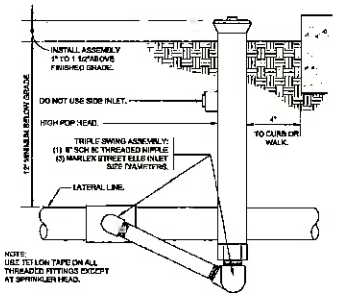
G QUICK COUPLER IN VALVE BOX



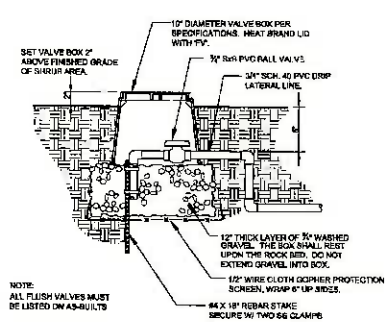
D 1" DRIP VALVE W/ BASKET FILTER



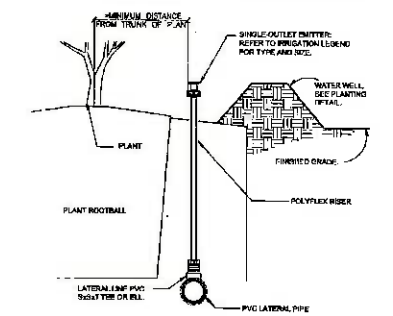
A WALL MOUNT CONTROLLER



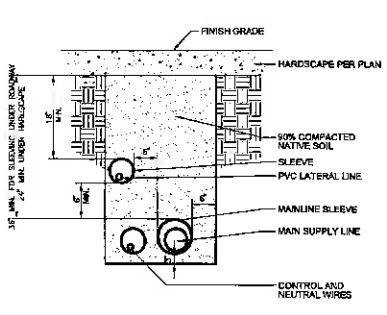
K SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY



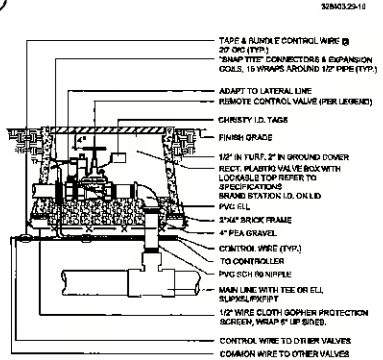
H DRIP FLUSH VALVE



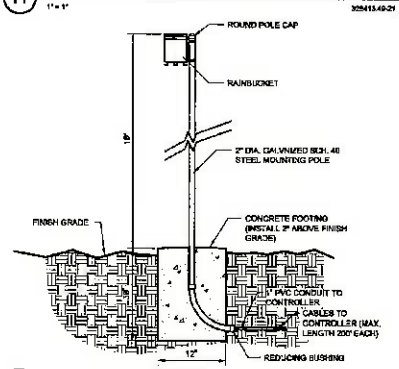
E DRIP EMITTER ON POLYFLEX AT PLANT PIT



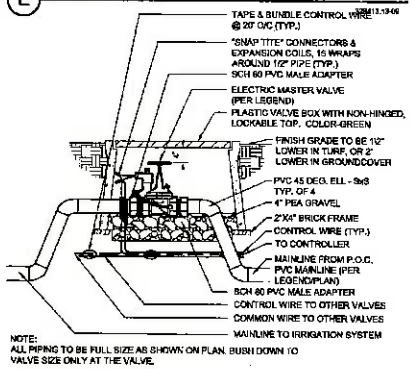
B SLEEVING



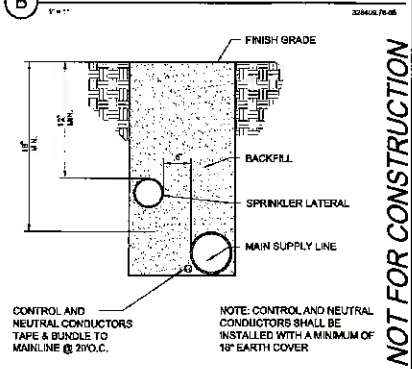
L REMOTE CONTROL VALVE



I RAINBUCKET ON POLE



F MASTER VALVE



C PIPE AND WIRE TRENCH

NOT FOR CONSTRUCTION

DIGALERT — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect or engineer of record is responsible for signing this drawing and accepting liability as the design license. In the event of discrepancies, unless otherwise approved or during construction, the private landscape architect shall be responsible for determining an acceptable substitute and revising the plans for approval by the county.

CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

SEAL - LANDSCAPE ARCHITECT — LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:
8720 IRVINE AVE., SUITE 100
RIVERSIDE, CALIFORNIA
92504
LIC. #1918
PH. (951) 781-1570
FAX (951) 688-4091

BENCHMARK: REFER TO CIVIL PLANS

SCALE: H:_____ V:_____

CUP 3698 — I.P. No.

COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
LANDSCAPE DETAILS

SHEET NO. LD-1
7 OF 10 SHTS

FOR: 2025 ENERGY | W.O. | COUNTY FILE NO.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP P/#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

SECTION 02441

IRRIGATION SYSTEM

PART 1 - GENERAL REQUIREMENTS

1.1 DESCRIPTION

A. Work Included: Unless otherwise specified, the construction of irrigation systems shall include the furnishing, installing and testing of mains, laterals, risers and fittings, quick couplers, gate valves, furnishing and installing of irrigation controllers, excavation and backfill, and all other work in accordance with the plans and specifications for a complete operating system.

1. The intent of the drawings and specification is to indicate and specify a complete and efficient irrigation system ready for use in accordance with the manufacturer's recommendations and meeting the recommended approval of the Landscape Architect. All work shall be in accordance with applicable County codes, and these plans/specifications.
2. Irrigation systems shall be constructed in the sizes and grades and at the location shown on the drawings. Lines shown on the plans are essentially diagrammatic. Locations of all heads, valves, etc., shall be reviewed by the Landscape Architect at the time of construction. Do not exceed spacing of the heads as shown on plans.
3. The applicable provisions of the General Conditions and the Special Conditions of these specifications shall govern the work of this section as if herein written in full.
4. The Contractor shall maintain, continuously, a competent superintendent or foreman, satisfactory to the Owner, during the progress of work, with authority to act for him in all matters pertaining to the work.
5. Work noted as "N.I.C.", "existing" or "to be supplied and/or installed by others" is not a part of this section.
6. The work in this section shall be coordinated with all underground utilities and trades responsible for their installation.

B. Field Conditions: Verify drawing dimensions with actual field conditions. Inspect related work and adjacent surfaces. Report to the Landscape Architect all conditions which prevent proper execution of this work.

C. Permits and Fees: The contractor shall apply and pay for all necessary fees and permits required in the pursuit of his work as required by governing codes.

D. All assemblies specified herein shall be installed in accordance with the respective details. In the absence of detail drawings or specifications pertaining to the specific items required to complete the work, the Contractor shall perform such work in accordance with the best standard practice and to the satisfaction of the Landscape Architect.

E. Irrigation Contractor is responsible for replacing or repairing any cuts of theft or vandalism during construction and the maintenance period.

F. Permission to shut off any water lines must be obtained from the Owner. Disruption of existing systems shall be kept to a minimum.

G. Contractor shall maintain irrigation system throughout plant establishment and maintenance period.

H. Contractor shall provide one year guarantee.

1.2 RELATED WORK DESCRIBED ELSEWHERE

A. Planting: Section 02900

1.3 QUALITY ASSURANCE

A. Codes and Standards: In addition to complying with all pertinent codes and regulations, comply with the latest rules of the National Electrical Code and the Electrical Safety Orders of the State of California, Division of Industrial Safety, for all electrical work and materials.

B. Qualifications of Installers: Provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the materials manufacturer's recommended methods of installation, and who shall direct all work performed under this Section.

1.4 SUBMITTALS

A. General: Comply with the provisions of Sect on 01300.

B. Product Data: Within 45 days after award of the Contract, and before any materials of this Section have been delivered to the job site, submit to the Architect:

1. A complete materials list of all items proposed to be furnished and installed under this Section.
2. . The manufacturer's recommended methods of installation which, when recommended for approval by the Architect, shall become the basis for review and accepting or rejecting actual installation methods used on the work when not otherwise specified or detailed.

C. Materials and Samples: If materials are to be employed, other than designated on the plans, the Contractor shall, prior to the installation of any irrigation work, submit for recommended approval by the Landscape Architect, a list of materials and equipment he proposes to use. The material and equipment list shall include, but not be limited to, polyvinyl chloride pipe, automatic controllers and control valves, quick coupling valves and irrigation heads.

1. Should the Contractor propose to use materials or equipment other than those listed on the plans, he shall submit samples of the make and type proposed. Samples shall be submitted a sufficient time in advance of the start of construction to allow a period of not less than seven (7) days for testing and recommended approval.
2. Recommended approval of irrigation equipment and materials shall depend on the following:
   a. Conformance to specification requirements.
   b. Acceptable test results and/or field performance.
   c. Durability and low maintenance.
   d. Availability of parts and service.
   e. Compatibility with owner's materials inventories.

D. Project Record Drawings: Provide separate and complete Project Record Drawings prepared in accordance with the provisions of these Specifications, Sub_section 1.6, following

1.5 PRODUCT HANDLING

A. Protection: Use all means necessary to protect the materials of this Section before, during, and after installation and to protect the work and materials of all other trades.

B. Delivery: Polyvinyl chloride pipe shall be delivered to the work site in unbroken bundles or rolls packaged in such a manner as to provide adequate protection for the pipe ends, threaded or plain.

C. Replacement: In the event of damage, immediately make all repairs and replacements necessary to the recommended approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.1 PIPE

A. Plastic Pipe:

1. Unless otherwise specified, the construction of lateral lines and main lines shall include excavation and backfill, the furnishing, installing and testing of pipe, valve and fittings, the furnishing and installing of anchors, thrust blocks and location work, the improvements, line flushing and testing, and all other work in accordance with the plans and specifications.
2. Main supply pressure lines shall be PVC, 4" And larger Class 200, 2" - 3" Class 315, 1 1/2" and smaller Schedule 40, as manufactured by Pacific Plastics, Inc., or approved equal.
3. Lateral non pressure lines shall be PVC Schedule 40 polyvinyl chloride, as manufactured by Pacific Plastics, Inc., or approved equal.
4. Irrigation Lines Sleeves shall be PVC, Schedule 40 polyvinyl chloride, as manufactured by Pacific Plastics, Inc., or approved equal.
5. Low Voltage Control Wire Sleeves (valve wires) shall be PVC Schedule 40 polyvinyl chloride, as manufactured by Pacific Plastics, Inc., or approved equal. All exposed wires shall be sleeved in PVC Schedule 40 ULV electrical conduit with ULV Schedule 40 fittings.
   a. Identification: All pipe shall be continuously and permanently marked with the following information: The nominal pipe size, the type and schedule or class of material, the working pressure or pressure rating at 73.4 degrees F., the manufacturer's name or trade mark, and the National Sanitation Foundation (N.S.F.) seal of approval.
6. All plastic pipe shall be guaranteed by its manufacturer to have passed, or be capable of passing, the Anhydrous Acetone Immersion Test and to be free from manufacturing defects.

B. Identification: All pipe shall be continuously and permanently marked with the following information: The normal pipe size, the type and schedule or class of material, the working pressure or pressure rating at 73.4 degrees F., the manufacturer's name or trade mark, and the National Sanitation Foundation (N.S.F.) seal of approval.

1. All plastic pipe shall be guaranteed by its manufacturer to have passed, or be capable of passing, the Anhydrous Acetone Immersion Test and to be free from manufacturing defects.

C. Polyvinyl Chloride Pipe Fittings and Connections:

1. Polyvinyl chloride pipe fittings and connections approved for irrigation systems shall be polyvinyl chloride, Type II, Grade 1, Schedule 40, high impact molded fittings, manufactured from virgin compounds
2. The Schedule 40 fittings shall be tapered socket type, or molded thread type, suitable for either solvent weld or screwed connections.
3. Machine threaded fittings will be acceptable only if thread_stripping resistance test results are submitted and approved.
4. All the fittings, such as couplings, adapters and bushings may be machined from extruded stock.
5. Plastic saddle and flange fittings will not be acceptable.
6. All fittings shall be permanently marked with the following information: The normal pipe size, the type and schedule of material, and the National Sanitation Foundation (N.S.F.) seal of approval.

D. Galvanized Pipe and Fittings:

All galvanized steel pipe shall be Schedule 40, threaded, coupled and hot_dip galvanized, and shall comply with ASTM A120 and A53.

1. All fittings for galvanized steel pipe shall be 150 PSI steel galvanized malleable iron, banded pattern.
2. Pipe sizes indicated on the drawings are nominal inside diameter unless otherwise noted.

2.2 VALVES

A. Ball Valves:

1. All ball valves shall be all bronze construction full port; 1/2" thru 2", Nibco T585.
2. Working Pressure Rated: 150 PSI stem, 400 PSI W.O.G.
3. Ball valves installed underground shall be housed in a rectangular plastic valve box.

B. Gate Valves:

1. All gate valves shall be all bronze construction full port; 1/2" thru 2", Nibco T113.
2. Working Pressure Rated: 200 PSI non rising stem, screw in bonnet, solid wedge.

C. Butterfly Valves:

1. All butterfly valves shall be 2 1/2" and larger, Nibco WD2000.
2. Butterfly valves installed underground shall be housed in a rectangular plastic valve box.

D. Automatic Control Valves (Electric):

1. All automatic control valves (electric) shall be as called for on plans, electrically controlled, hydraulically operated, single seat, normally closed no equivalents or equals.
2. The valves shall be actuated by a normally closed solenoid valve operator using 24 volts, 60 cycle alternating current. The winder in the coil of the solenoid shall be embedded in an epoxy resin. Valves shall automatically close in event of electrical power failure.
3. All automatic control valves shall have a flow control device for manually adjusting the amount of flow of water through the valve. The flow control device shall be adjusted so that the pressure at the nozzle of the irrigation head farthest from the automatic control valve shall be that as specified in the irrigation legend per plan. The pressure at the irrigation head shall be measured by means of a pitot pressure gauge while the irrigation head is operating.
4. Automatic control valves shall be constructed of brass or stainless steel springs and screens, and composition material (neoprene) seals and seat washers.
5. Valve stems shall have a brass handle.
6. All automatic control valves shall be equipped with an set clock for manual operation control.
7. The Contractor shall furnish one valve box key for each six or less valve boxes installed.
8. All valves shall have a 7" I.D. Civilite valve marking plastic lid.

2.3 QUICK COUPLERS

A. Quick couplers shall be as called out for on plans.

2.4 CONTROLLERS AND WIRE

A. Automatic Controllers (Electric):

1. Controller shall as called for on plans.
2. All automatic controllers tested in this specification shall be for use with solenoid operated (24_volt electric), normally closed, control valves.
3. Automatic controllers shall meet the following requirements:
   a. Be completely automatic in operation with remote control.
   b. Shall electrically start the sprinkling cycle.
   c. Shall electrically time the individual stations.
   d. Shall operate on single phase, 120 volt, 60 cycle, and alternating current.
   e. Shall contain electrical circuits for pump and master valve operations.
   f. Shall have complete operating instructions and charts indicating controller station to valve locations mounted inside the controller in full view when controller is open.
   g. Smart Irrigation controller which automatically adjusts frequency and/or duration of irrigation events in response to changing weather conditions.

B. Control Wire:

1. All control wire shall be of the Underwriter's Laboratory type UF (underground feeder), single conductor, solid copper, plastic insulated, 600 volt rated, for direct burial applications. Maximum conductor operating temperature, 60 degrees C. for both wet and dry locations. Wire composition is as follows:
   a. Conductor The conductors shall be solid annealed uncoated copper meeting the applicable requirements of the latest revisions of A.S.T.M. B_3.
   b. Insulation _ The insulation shall be colored plastic which meets the test requirements of I.P.C.E.A. (The Insulated Power Cable Engineer's Association) Pub. No. 9_81_402, dated July 1981. Section 3.7 for 60 degrees C. polyvinyl chloride insulation. The insulation shall be flame retardant, resistant to fungus, resistant to corrosive fumes, surfaces for wet locations and flame wires degree of inherent protections against mechanical abuse. Insulation thickness shall be 47 mils for AWG #14, 12 & 10, and 62 mils for AWG #8.
   c. Color Coding _ The conductor insulation shall be color coded as follows:
      1) All common ground wire shall be white.
      2) All pilot (valve control) wire shall be black.
   d. All wire splices shall be made within a control valve box or a separate valve box. Each splice shall be made with a Spears DirectSplice DS-100 wire connector and filled with Spears DS-300 sealant

2.5 VALVE BOXES

A. Valve Boxes: All valve boxes and lids shall be made of rigid polyolefin. Valve boxes shall be green unless specified for use with reclaimed water, then valve box shall be purple and marked for such use. Rectangular valve boxes shall be 18" wide by 21-1/2" long and 12" high. Use rectangular boxes for master valves, flow sensors, ball/gate valves, butterfly valves, control valves, and pull boxes. Use jumbo rectangular valve boxes for drip valve assemblies. Round valve boxes shall be 10" diameter and 10-1/4" high. Use round valve boxes for quick couplers, flush valve and spare wire. Lid of brand valve box lid with appropriate two_inch high (2") identification letter or numbers.

2.6 IRRIGATION HEADS

A. Irrigation Heads:

1. Irrigation heads shall be as called for on plans. Irrigation heads shall be of the types and sizes, with the diameter (or radius) of throw, pressure, discharge and any other designations necessary to determine the types and sizes, as indicated on the plans.
2. All irrigation heads of a particular type of function in the system shall be of the same manufacturer and, with the exception of shrubbery heads, shall be marked with the manufacturer's name and model number. This identification shall be visible without having to remove the irrigation head from the system.
3. Unless otherwise specified, all irrigation heads & body shall be constructed of plastics with the following exceptions: bearings, washers, gaskets, seals, spring pins and rocker arms.

2.7 DRIP VALVE ASSEMBLIES:

A. Electric Remote Control Valves: Electric control valves with pressure regulating features two way solenoid, pilot operated made of synthetics, non corrosive material; diaphragm activated and slow closing. Include freely beveled seat seal, retained (mounted) without attachment to diaphragm.

B. Wye Strainer: 150 mesh screen for point to point drip

C. Irrigation Ball Valve: Ball Socket Ball Valve with thermoplastic molded one piece construction and teflon seat with EDPM cushions.

2.8 HARD PIPED POINT TO POINT DRIP IRRIGATION:

A. Riser Assembly For Hard Piped Point to Point Drip Irrigation:

1. 12" Long, 1/2" IPS flexible PVC tubing with factory attached ½" schedule 40 PVC MIPT adapters on both ends.

B. Emitters For Hard Piped Point to Point Drip Irrigation:

1. Pressure compensating single outlet emitter with ¼" FIPT base and 20 mesh screen. ½ GPH, 1 GPH or 2GPH. Mulch Camo Brown in color.

C. Disc Filter:

1. The disc filter body shall be molded of black plastic with male pipe threads (MPT) for both the inlet and outlet ports. A threaded cap on one end of the body shall be capable of periodic servicing by unscrewing the cap or releasing the latched lever from the main filter body. On one ½" model, a manual shut-off valve shall be co-molded to the opposing end of the removable cap as part of the main body. This device shall be capable of closing off the inlet port so the disc element can be removed when the main line is still pressurized.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Inspection:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the reference standards and the manufacturer's recommendations.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Landscape Architect.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.2 FIELD MEASUREMENTS

A. General:

1. Trenches and other excavations for irrigation pipe and appurtenances shall be excavated true to alignment and grade, and shall be of ample size for the proper performance of installation work, review, testing and backfill.
2. Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots.
3. Protect all existing utilities and repair any damage to existing utilities with matching new materials, at no increase in contract price.
4. Generally, piping under concrete shall be installed by jacking, boring or hydraulic driving. Where any cutting or breaking of sidewalks and/or concrete work is necessary, it shall be removed and replaced by the Contractor. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under asphaltic concrete paving.
5. Coordinate with planting operations, as 18" deep cross-ripping is required prior to irrigation systems installation. (cross-ripping is part of the planting work).

B. Plastic Pipe Trenches:

1. Minimum trench width shall be six (6) inches.
2. Minimum trench depth below bottom of pipe shall be two (2) inches.
3. Minimum cover shall be based on finished grades, unless otherwise noted on Drawings.
   a. Lateral Line minimum cover shall be twelve (12) inches.
   b. Main Line minimum cover shall be eighteen (18) inches.
   c. Pipe and Wire Sleeves minimum cover shall be twenty four (24) inches.

C. Backfill Material:

1. All plastic pipe shall be bedded and encased with approved backfill material free of rocks and clods as indicated in the following table and/or shown on the plans.
   a. Thickness Under Pipe Minimum Two (2) inches
   b. Thickness Above Pipe Minimum Four (4) inches
   c. Thickness at Side of Pipe Minimum Two (2) inches
2. The balance of backfill material shall be approved soil. Unusable material, including clods and rocks over 2 to 2_1/2 inches in size, shall be removed from the premises and disposed of legally at no cost to the Owner.
3. Backfill material shall be sufficiently compacted under and on each side of the pipe to provide support free of voids. On slope areas over 3:1 gradient compaction shall be 85% (min) or equal to the requirements of the grading plans, whichever is greater. Pipe joints shall remain exposed until the completion of pressure and leakage test, unless authorized by the Architect. The top six (6) inches of backfill shall be free of rocks over one (1) inch, subsoil, rubbish and debris.
4. The remainder of the backfill material shall contain no large or rocks larger than two and one_half (2_1/2) inches, nor contain rubbish and debris.
5. Backfill shall be tamped or puddled to the dry density of adjacent soil. Backfill within areas of structurally compacted soil shall be returned to the original relative density as before trenching.

D. Location Wire:

1. Location wire shall be placed on top of the four_inch select backfill over all main line (pressure bearing) pipes, except copper pipe. Wire shall be No. 12 gauge copper, new or used or an approved substitute, and shall provide a continuous electrical conductor between gate valves and control valves. Each end shall be brought to the valve sleeve and two feet of wire looped free in the trench beside the valve body. This location wire may be omitted where copper hydraulic control tubing or electric control wire follows the water main.

3.3 INSTALLATION OF POLYVINYL CHLORIDE PIPE

A. Polyvinyl chloride pipe shall be installed in such a manner as as to provide for expansion and contraction as recommended by the manufacturer.

B. All polyvinyl chloride pipe shall lay free in the trench with no induced strain. Where there is evidence of induced pipe strain, the Contractor shall be required to make pipe cuts and install angle fittings as necessary to eliminate the strain.

C. When a connection in plastic to metal, a female adapter shall be used. The metal nipple shall be hand_tightened, plus one turn with a strap wrench. Joint compound shall be Permatex, Type 2, or Teflon Tape.

D. The Contractor will be required to remove and replace any fitting which indicates a torque strain to the pipe.

E. Polyvinyl chloride pipe shall be cut with a PVC pipe cutter, hand saw or mack saw with the exception of a square end sawing vise or in a manner so as to ensure square ends. Burrs at cut ends shall be removed prior to installation so that a smooth unobstructed flow will be obtained.

F. All plastic to plastic joints shall be solvent_weld joints. Only the solvent recommended by the pipe manufacturer shall be used.

G. The solvent_weld joints shall be made in the following manner:

1. Thoroughly clean the mating pipe and fitting with a clean dry cloth.
2. Try the parts for fit. The parts should "dry_mate" between one_third and two_thirds the depth of the socket. If adequate insertion is not obtained, or bottoming occurs, by another part until a satisfactory "dry_fit" is obtained.
3. Apply a uniform coat of solvent to the outside of the pipe with a non_synthetic bristle brush.
   NOTE: For PVC Type I, 1120_1220, pipe mating surface shall first be cleaned with the application of Methyl Isobutyl Ketone (MIBK) solvent. This cleaning shall be accomplished by applying MIBK solvent to the full mating surface area and wiping off with a clean cloth, repeating the process, if necessary, until no trace of shine remains (rather streaks nor spots). The use of commercial PVC solvent_cement thinners or substitutes of MIBK is not allowed.
4. Apply a uniform coat of solvent_weld to the fitting socket.
5. Re_apply a light coat of solvent_weld to the pipe and quickly insert it into the fitting.
6. Give the pipe or fitting a quarter turn to ensure even distribution of the solvents and make sure that the pipe is inserted to the full depth of the fitting socket.
7. Hold in position for at least 15 seconds.
8. Wipe off excess solvent that appears at the outer shoulder of the fitting.

3.4 INSTALLATION OF CONTROL WIRE

A. Unless otherwise specified, the installation of control wire shall include excavation and backfill, the furnishing, installing and testing of the wires, the removal and/or restoration of existing improvements and all other work in accordance with the plans and specifications.

B. Unless otherwise specified all neutral (common ground) wire shall be AWG #12 and all pilot (valve control) wire shall be AWG #14.

C. At least one spare wire shall be installed from the controller clock to the most distant valve. Where wire runs go in different directions from the controller clock, a separate spare wire shall be installed from the controller clock to the most distant valve in each different wire run direction.

D. Taps and bundle all control wires at 10' o/c maximum; plans wiring with 18" minimum cover. When wiring is placed in common trenches with piping, set wiring 2" from any piping.

E. All wire splicing shall take place in the valve boxes and/or pull boxes. All splices shall be made with a mechanical connector encased in a self_curing epoxy resin which provides a permanent watertight connection.

F. All direct burial control wires shall be identified as to their respective valve number and controller clock letter in all pull boxes and at all wire termination. Score wires and "future valve" wires. If only shall also be identified. Labels and tags shall be used for identification which are not affected by moisture or temperatures between minus 30 degrees F. and plus 200 degrees F. The labels and tags shall be resistant to abrasion, dirt, grease, and chemicals used in lawn fertilizers and conditioners. The labels and tags shall be firmly attached to the wire in every case. The Contractor shall submit samples of the labels or tags to be used, to the Architect for recommended approval, prior to the installation of the control wire. Examples of nomenclature of tags or labels are as follows:

1. Neutral (common ground) wire = "Neutral" Clock "A"
2. Pilot (valve control) wire = "A.V. #1." Clock "A"
3. Spare Wire = "Spare" Clock "A"

G. The final operating sequence of the remote control valves, within each individual controller clock, shall be as called out on drawings.

H. Testing:

2. All direct burial control wire installed shall be tested in the following manner.
   a. Before any backfill material is placed over the control wires in the trench, the wires shall be tested with a meter for insulation resistance. Minimum insulation resistance to ground shall be fifty (50) megohms. Any conductor not meeting this requirement shall be replaced.
   b. After backfill encasement, the wires shall again be tested with a meter. The minimum acceptable insulation resistance to ground on this test shall be one (1) megohm. Any conductor not meeting this requirement shall be replaced.

I. Provide separate common wire for each controller installed.

3.5 INSTALLATION OF VALVES

A. General: Unless otherwise specified, the installation of the valves shall include excavation and backfill, the furnishing, installing and testing of risers, fittings and valves, the furnishing and installing of appurtenances, accessories, anchors and thrust blocks, the removal and/or restoration of existing improvements and all other work in accordance with the plans and specifications.

NOT FOR CONSTRUCTION

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The prime landscape contractor, signing these plans in response to the money and responsibility of the bid by hand. In the event of discrepancies arising after early approval or during construction, the prime contractor shall be responsible for determining or accepting the action and revising the plans for approval by the county.

CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

LANDSCAPE ARCHITECT — LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:

8780 MORENO AVE., SUITE 100
RIVERSIDE, CALIFORNIA
92508
LIC. #3512
PH. (951) 787-1450
FAX (951) 686-8097

BENCHMARK: REFER TO CIVIL PLANS

SCALE: H:___ V:___

CUP 3698 — I.P. No.

COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
LANDSCAPE SPECIFICATIONS

SHEET NO. LS-1

8 OF 10 SHTS

FOR: EDIS ENERGY | W.O. | COUNTY FILE NO.

Plotted On: 4/8/14 - 2:32pm

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 659 VERSION | TENTATIVE APP PPM

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)

PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

B. Group control valves together as specified on the drawings with a minimum spacing of 36" between each valve box.

C. Automatic control valves shall be set upright with a minimum clearance of 3" between top of cross and bottom of valve bonnet. The Contractor shall install the identification number of the valve and stack on the outside cover of the box.

3.6 INSTALLATION OF AUTOMATIC CONTROLLERS

A. Unless otherwise specified, the installation of automatic controllers shall include the furnishing, the installing, making necessary electrical connections, the testing of controllers and connection, and all other work as called for on the plans and/or in the specifications.

B. All electrical conduit shall be P.V.C. Sunstrap ULV Schedule 40 pipe & fittings.

C. Install controllers at 5' min. away from 3 phase power.

D. Install a separate ground rod and wire for each controller as specified on the drawings and per manufacturer's specifications.

E. Unless otherwise specified the installation of controllers shall be as detailed or plan.

F. Controllers shall be tested for fourteen (14) calendar days after complete installation of the irrigation system. System shall operate automatically in the manner shown on the drawings and/or specified herein.

3.7 INSTALLATION OF IRRIGATION HEADS

A. Unless otherwise specified, the installation of irrigation heads shall include excavation and backfill, the furnishing, installing and testing of risers, fittings and heads, the furnishing and installing of anchors and thrust blocks, the furnishing and installing of cone shaped screens at base of each head, the removal and/or restoration of existing improvements and all other work shall be in accordance with the plans and specifications.

B. Planting: All water lines shall be thoroughly cut before heads are installed.

C. Location and arc of heads shall be adjusted, if required to eliminate any dry spots, over water or spillage on adjacent areas.

3.8 DRIP IRRIGATION SPECIALTY INSTALLATION

A. Install drip tubing per plans and details.

B. Install application pressure regulators in piping near device being protected, and in control valve boxes.

C. Install air relief valves and vacuum relief valves in piping, and in control valve boxes.

3.9 DRAWINGS OF RECORD AND TURNOVER ITEMS

A. Record Drawings: The Contractor shall provide and keep up to date, a complete record set of bond prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes and kinds of equipment. Prints for this purpose may be obtained from the Owner. This set of drawings shall be kept on the site and shall be used only as a record set.

B. The drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Owner.

C. In order to complete the record drawings in a neat, legible manner, the contractor shall employ a competent draftsman, satisfactory to the Owner's authorize representative, to indicate the necessary changes on mylar prints or revised CAD drawings procured from the Owner and deliver same to the Owner two weeks prior to the final review by the Architect.

D. The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:

1. The routing of the irrigation main lines
2. Connections to the existing water lines
3. Control valves and Butterfly valves
4. Hose Bibs
5. Any other pertinent underground item, as so deemed by the Landscape Architect.

E. Controller Charts:

1. Provide one controller chart for each controller supplied.
2. Record drawings shall be recommended for approval by the Landscape Architect before charts are prepared.
3. These charts shall be completed and reviewed prior to final observation of the irrigation system, and prior to final payment.
4. Update and prepare new controller charts at end of the 1 year maintenance period.
5. The chart shall show the area controlled by automatic controller and shall be no larger than the 24" x 36" original.
6. The chart is to be a reduced drawing of the actual system. However, the chart shall only be reduced to a size which is completely legible.
7. Chart shall be black line print and shall be colored with a different color for each station.
8. The chart shall be mounted using Velcro, or an approved equal type of tape.
9. When completed and recommended for approval, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils thick.

F. Turnover Items, supply as part of this contract the following items:

1. Four (4) additional irrigation heads of each type and spray pattern shown on plans.
2. Five (5) drip emitters of each type and (5) poly flex hoses, for each 100 emitters installed on this project.
3. Two (2) wrenches for disassembly and adjustment of each type of irrigation head shown on plans.
4. Two (2) keys for each automatic controller.
5. Two (2) service manuals for equipment installed.
6. Two (2) quick couplers with a 3/4" bronze hose tab, bent nose type with hand wheel and two (2) quick coupler keys to match quick couplers shown on plan.
7. Two (2) valve box cover keys or wrenches.
8. One (1) 5-foot line wrench for operating butterfly valves 3 inches or larger.
9. Backflow device valve handles and Water Department inspection documentation.
10. 100 L.F. of drip tubing.

3.10 TESTS

A. Pressure Tests:

1. All pressure lines shall be tested under hydrostatic pressure of 125 pounds per square inch, and all non_pressure lines shall be tested under the existing static pressure and both be proved watertight. Contractor shall provide all equipment for hydrostatic tests at no cost to the Owner.
2. Pressure shall be sustained in the lines for not less than two (2) hours. If leaks develop, the joints shall be restored and the test repeated until the entire system is proved water tight.
3. Tests shall be observed and recommended for approval by the Landscape Architect prior to backfill.

Coverage Test:

1. When the irrigation system is completed, the Contractor, in the presence of the Architect, shall perform a test coverage of water afforded the planting areas, complete and adequate. The Contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage disclosed arising from this work.
2. Contractor shall inform the Owner's representative of any deviation from the plan required due to wind, planting, soil or site conditions that bear on proper coverage, and upon approval, perform changes to provide for proper coverage at no additional cost to the Owner.

3.11 REVIEWS

A. Normal Progress Reviews: Normal progress reviews shall be requested from the Architect at least 48 hours in advance of any anticipated review. A review will be made by the Architect on each of the steps listed below. The Contractor will not be permitted to initiate the succeeding steps of work until he has received written approval to proceed by the Inspector.

1. Immediately prior to the commencement of the work of the section.
2. Irrigation materials and equipment to be used.
3. After trenching and before backfill.
4. Completion of line testing, test to be made prior to backfill.
5. After placement of all heads, bubblers, emitters, valves and controllers for coverage.
6. Final review and receipt of "Record Drawings"/"Controller Charts".
7. Final acceptance of project by Owner.
8. In no event shall the Contractor cover up or otherwise remove from view any work under this contract without prior approval. Any work covered prior to review shall be opened to view by the Contractor, at his expense.

B. Unprepared Review Requests: In the event the Contractor requests review of work and said work is incomplete, the Contractor shall be responsible for review cost.

C. Completion: The work will be accepted, in writing, when the whole shall have been completed satisfactorily to the Owner and the Architect. In judging the work, no allowance for deviation from the original plans and specifications will be made unless already approved by Owner, in writing, at the proper times.

1. Leave the entire installation in complete operating order, free from any and all defects in material, workmanship or finish, regardless of any discrepancies and/or omissions in plans or specifications.
2. Remove from the site all debris and rubbish resulting from the work, and leave the installation in clean condition.

3.12 GUARANTEE

D. General: The entire irrigation system, including all work done under this contract, shall be guaranteed against all defects and fault of material and workmanship for a period of one (1) year following the filing of the Notice of Completion. All materials used shall carry a manufacturer's guarantee of one (1) year.

Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by the Contractor at no additional expense to the Owner within ten (10) calendar days of receipt of written notice from the Owner. When the nature of the repairs as determined by the Owner constitutes an emergency (e.g. broken pressure line) the Owner may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, shall be repaired to the satisfaction of the Owner by the Contractor, all at no additional cost to the Owner.

E. Form of Guarantee: Guarantee shall be submitted on Contractors own letterhead as follows:

FORM OF GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in materials or workmanship which may develop during the period of one year from date of filing of the Notice of Completion and also the repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within 10 calendar days following written notification by the Owner. In the event of our failure to make such repairs or replacements within the time specified after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT: _____
LOCATION: _____
SIGNED: _____
ADDRESS: _____
_____
PHONE: _____

F. After the system has been completed, the Contractor shall instruct the Owner in the operation and maintenance of the system and shall furnish a complete set of operating instructions.

D. Any settling of trenches which may occur during the one-year period following acceptance shall be repaired to Owner's satisfaction by the Contractor without any additional expense to the Owner. Repairs shall include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.

3.13 MAINTENANCE

A. Maintenance of irrigation system prior to job completion, and during the Landscape Maintenance period, shall be the responsibility of the Contractor including, but not limited to, the following:

1. Cleaning of plugged irrigation heads.
2. Irrigation heads adjustments.
3. Volume of water being applied (coordinate with landscape maintenance.)
4. Programming of the controller (coordinate with landscape maintenance.)
5. Repairing leaking valves, etc.
6. Any other problem arises which occur after installation attributed to the irrigation system.
7. Repair or replace equipment due to acts of vandalism, theft or peak damage.
8. Lower all seeded area heads to final grades prior to final acceptance by Owner.

3.14 PAYMENT TERMS

A. Payment for irrigation work will be at the lump sum price bid for irrigation. Payment shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work in irrigation as herein specified. A 10% retention shall apply to all irrigation work.

END OF SECTION

SECTION 02900 - PLANTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. The provisions of the "Standard Specifications for Public Works Construction, (SSPWC)" latest edition, shall apply except as modified herein.

1.2 SCOPE

A. Work of this Section includes all material, equipment, and labor necessary for and incidental to completing all Landscape Planting work as indicated on the Drawings, or as reasonably implied, or as designated herein, including, but not limited to, the following:

1. Soil testing Approvals.
2. Weed abatement.
3. Soil preparation.
4. Finish grading.
5. Preparation of all planting holes.
6. Furnishing and installation of all plant materials unless otherwise noted.
7. Furnishing and installation of all required fertilizers, planting backfill materials, top
8. Dressing and miscellaneous materials.
9. Providing plant establishment (90 days).
10. Providing landscape maintenance (90 days).
11. Clean up and weeding of all landscape areas.
12. One year guarantee.

1.3 RELATED WORK SPECIFIED ELSEWHERE

A. Irrigation system: Section 02441

1.4 QUALITY ASSURANCE

A. The Contractor shall provide at least one person who shall be present at all times during execution of the portion of the work, who shall be thoroughly familiar with the type of materials being installed and the proper materials and methods for their installation, and who shall direct all work performed under this Section.

B. All plants and planting material shall meet or exceed the specifications of Federal, State and County laws regarding inspection for plant disease and insect control.

C. Quality and size shall conform with the current edition of "Horticultural Standards" for number one grade nursery stock as adopted by the American Association of Nurserymen, and California Department of Agriculture regulations.

D. The Applicator of all weed control materials shall be licensed by the State of California as a Pest Control Operator and a Pest Control Adviser in addition to any subcontractor licenses that are required.

E. All materials and methods used for Weed Abatement must conform to Federal, State, and Local Regulations.

1.5 APPROVALS

A. All irrigation system work shall be inspected for recommended approval by the Landscape Architect prior to start of any work in this section.

1.6 TESTING

A. An Agricultural Soil Suitability Report for all planting areas shall be obtained by the Contractor, after completion of rough grading, and prior to start of soil preparation work. The Contractor, at his own expense, shall submit at least four (4) site soil samples to a Soil Laboratory recommended by the Landscape Architect. Samples are to be taken from the top six inches (6") of soil in areas to receive planting. All test results and recommendations shall be provided to the Landscape Architect. The recommendations for fertilization and amendments as specified herein, may be modified as necessary prior to start of work in this section.

B. After the completion of soil preparation and prior to the start of any planting, soil samples shall again be taken. Quantity and methods shall be the same as previously executed. Contractor shall not commence planting until so directed by the Landscape Architect and the Owner.

1.7 SUBMITTALS

A. Materials lists: Within forty_five [45] days after award of the Contract, submit a complete list of all materials proposed to be furnished and installed under this Section, demonstrating complete conformance with the requirements specified.

1. Materials list shall include the weed control materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site, as supplied by the Pest Control Advisor. Pest Control Advisor shall furnish the Landscape Contractor and Landscape Architect data to demonstrate the compatibility of the weed control materials and methods with the intended plant and seed varieties.

B. Certificates: Deliver all certificates to the Landscape Architect upon delivery to job site, include:

1. Quantity of commercial fertilizers used.
2. Quantity of soil amendments.
3. Quantity of seed.
4. Quantity of plant material.

1.8 PRODUCT HANDLING

A. Delivery and Storage:

1. Deliver all items to the job site in their original containers with all labels intact and legible at time of Landscape Architect's review.
2. Immediately remove from the site all plants which are not true to name, and all materials which do not comply with the specified requirements.
3. Use all means necessary to protect plant materials before, during, and after installation and to protect the work and materials of all other trades.

B. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the recommended approval of the Landscape Architect and at no additional cost to the Owner.

1.9 RESPONSIBILITY AND COORDINATION DURING WEED ABATEMENT

A. During Weed Abatement procedures, the Landscape Contractor is responsible for the erection of all signs and barriers required to prevent intrusion into the treated areas and to notify the public.

B. No material or methods used for Weed Abatement shall affect the landscape planting or hydroseed germination. No material or method shall render the job site unusable for more than ten (10) days from date of application.

PART 2 - MATERIALS

All materials shall conform to the requirements of Section 212 of the Standard Specifications, except as modified herein.

2.1 LANDSCAPE FINISH GRADING

A. Site topsoil material _ No import soil.

2.2 NON-SELECTIVE HERBICIDES

A. Non_selective contact herbicide and/or non_selective systemic herbicides (as recommended by the Pest Control Advisor).

2.3 SELECTIVE HERBICIDES

A. Selective pre_emergent herbicides (Ronstar G® or equal or as recommended by the Pest Control Advisor).

2.4 SOIL CONDITIONERS AND FERTILIZERS

A. Soil conditioners may include any or all of the conditioners herein specified and shall be applied at rates indicated on the plans or as determined by the Agronomical Soils Report.

B. Shavings: Nitrogen stabilized organic amendments derived from redwood sawdust, fir sawdust or finely ground bark
of fir or pine containing the following physical properties:

Percent Passing	Sieve Size
95 - 100	6.33 mm (1/4 inch)
80 - 100	2.36 mm (No. 8, 8 mesh)
0 - 30	600 Microns (No. 30, 32 mesh)

C. Nitrogen Content _ Dry weight 0.56% _ 0.84%

D. Iron Content _ Minimum 0.06% citate acid soluble Fe, on dry weight basis.

E. Soluble Salts _ 2.6 millimhos/centimeter at 25 degrees C. as determined by maximum saturation extract method.

F. Ash _ (Dry weight) 0 _ 6.0%

G. Fertilizer: Commercial fertilizers with an analysis of 6_3_1 Gro_Power Plus, 16_20_0, and 12_8_8 Gro_Power Controlled Release Nitrogen, as designated herein, or approved substitute as required by the Agronomical soils report.

1. Fertilizer shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or damaged, making it unsuitable for use, will not be accepted.
2. Available from: Gro Power (213) 245_6848 or (714) 756_9830.

H. Gypsum: To be agricultural grade gypsum and shall conform to Section 212_1.2 of Standard Specifications for Public Works Construction, Latest Edition.

I. Iron Sulfate: Pelleted or granular form containing not less than 18.5% expressed metallic iron and shall be registered as an agricultural mineral, with the State Department of Agriculture in compliance with Article 2 _ "Fertilizer Materials," Section 1030 of the Agricultural Code.

J. Ammonium Sulfate: Granular form containing not less than 21% nitrogen and 24% sulfur and shall be registered as an agricultural mineral, with the State Department of Agriculture in compliance with Article 2 _ "Fertilizer Materials," Section 1030 of the Agricultural Code.

2.5 PLANTING TABLETS

A. Fertilizer planting tablets shall be rightly compressed commercial grade planting tablets having a 12_8_8 formula, weighting 7 grams each, as "Gro_Power" planter tablets or equal. The planting tablets shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Any damaged tablets will not be accepted.

2.6 PLANT MATERIALS

A. Nomenclature: The scientific and common names of plants have specified conform to industry standards. (Refer to list of plant materials on Drawings).

B. Labeling: Each group of plant materials delivered to the site shall be clearly labeled as to species and variety and nursery source.

C. Quality and Size:

1. Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and grading. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. All plants shall have normally well_developed branch system, with vigorous and fibrous root systems which are not root or pot bound. In the event of disagreement as to condition of the plants furnished by the Contractor, its conditions will be determined by removal of earth from the roots of not less than two plants or more than 2% of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants reviewed are found to be defective, the Landscape Architect and the Owner may judge acceptability. Any plants rendered unsuitable for planting because of this review will be considered as samples and will be provided at the expense of the Contractor.
2. The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the special Conditions or Drawings. The minimum acceptable size of all plants measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the Drawings or the list of plants to be furnished. Plants larger in size than specified may be used with the recommended approval of the Landscape Architect, but the use of larger plants will make no change in contract price. If the use of larger plants is recommended for approval, the ball of earth or spread of roots for each plant shall be increased proportionately.

D. Rejection or Substitution: All plants not conforming to the requirements herein specified shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of the work and replaced with new plants at the contractor's expense. The plants shall be of the species, variety, size and condition specified herein or shown on the drawings. Under no condition will there be any substitution of plants or sizes for those listed on the accompanying plans, except with the expressed consent of the Landscape Architect.

E. Pruning: At no time shall the tree or plant materials be pruned, trimmed or topped prior to delivery, and any alteration of their shape shall be conducted only with the recommended approval and shall in the presence of the Landscape Architect.

F. Protection: All plants at all times shall be handled and stored so that they are adequately protected from drying out, from wind burn, or from any other injury.

G. Right of Review: The Landscape Architect reserves the right to recommend approval or rejection at any time upon delivery or during the work, any or all plant material regarding size, variety or condition.

NOT FOR CONSTRUCTION

DIGALERT
CALL BEFORE YOU DIG TOLL FREE 1-800-227-2600 | TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private / landscape architect signing these plans is responsible for assuring the accuracy and accessibility of the design herein. In the event of discrepancies arising after county approval or during construction, the private / landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

SEAL - LANDSCAPE ARCHITECT

PREPARED BY:
[illegible]
[illegible]
[illegible]
[illegible]

BENCHMARK:
REFER TO CIVIL PLANS

SCALE: N:_____ V:_____

CUP 3698 I.P. No.
COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
LANDSCAPE SPECIFICATIONS

SHEET NO. LS-2
9 OF 10 SHTS

FD'R: EDISON ENERGY | W.O. | COUNTY FILE NO.

[illegible] Layout Tab: L2 Diamond Valley Solar Project\Landscape\DIAMOND VALLEY Date: Jul 16, 2014 - 2:54pm

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 699 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)

PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

2.7 SEED MIX

A. Seeds shall be fresh, clean, new crop seed. Conforming to Section 212_1.3 of the Standard Specifications. Seed shall be pre_mixed by mechanical mixer. Contractor to submit seed mix specifications from supplier, prior to purchase of seed. Seed mix per plan.

2.8 HYDROSEEDING AND HYDROMULCHING MATERIALS

A. Water: General precautions should be observed when drawing water from sources other than domestic water supply.

B. Seed: As specified in this Section 2.07. (For Hydroseed areas only; do not include for Sloden application).

C. Mulch Fiber: Conwet "2000" or equal, shall be produced from cellulose such as wood pulp or similar organic materials and shall be of such character that it will disperse into a uniform slurry when mixed with water. The fiber shall be of such character that when used in the applied mixture, an absorbent or porous mat, but not a membrane will result on the surface of the ground. Materials which inhibit germination or growth shall not be present in the mixture.

D. Binding Agent: Ecology Controls M_Binder or equal. Dry powder organic concentrate.
Available from: Robinson Fertilizer company (714)632-8710.

E. Commercial Fertilizer: Gro_Power Hi_Nitrogen, 14_6_9

1. Chemical Analysis: Nitrogen 14% Phosphate 4% Potash 9%, Sulfur 3%, Humus 30%, Humic acids 6%, Gro_Power bacterial "Activator" included.
2. Physical Properties: Each bead contains the same 14_14_9(6) formulation in addition to humus and humic acids _ a water-soluble biodegradable binder is used to assure fast breakdown.
3. Available from: Gro_Power (818) 246_6348 or (714) 750_3830.

2.9 MULCH

A. Ground wood product shall be Type I, as specified in the "Standard Specifications for Public Works Construction," latest edition, Section 212_1.2.4.

PART 3 - EXECUTION

Installation shall conform to the requirements of Section 308 of the "Standard Specifications," except as modified herein.

3.1 GENERAL

A. Prior to the start of work of this Section, all trash and deleterious materials on the surface of the ground shall be removed and legally disposed of.

3.2 WEED ABATEMENT

A. Prior to the installation of the irrigation system, all weed growth shall be removed within the areas designated to be cleared and grubbed. Refer to plans for limit of work.

1. If in the opinion of the Pest Control Advisor, perennial grasses and weeds existing in the planting areas will require control prior to removal, spray these areas per Pest Control Advisor's recommendations. Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of one to two inches (1" to 2") below the surface of the soil. Physically remove all weeds from the site.

B. Upon completion of the irrigation system and rototilling of soil amendments into the soil and immediately preceding the installation of plant material, perform weed abatement as follows, and per Pest Control Advisors recommendation.

1. Apply Sulfate of Ammonia, at the rate of five pounds (5 lbs.) per one thousand square feet (1,000 s.f.) to all planting areas.
2. Irrigate area for fourteen (14) consecutive days, to germinate existing weed seeds.
3. Apply by spray a non_selective herbicide to eradicate all existing weeds. Do not irrigate for seven (7) days after application.
4. Remove weeds after herbicide has had time to sufficiently kill. Remove all dead weeds by rake or hoe to a depth of one to two inches (1" to 2") below the surface of the soil. Remove all weed residue and top growth and dispose of in a legal manner.

3.3 SOIL PREPARATION AND FINE GRADE

A. Soil Preparation: Prior to spreading soil amendments and prior to installation of irrigation systems, crossrip or otherwise till to a depth of ten inches (10") all planting areas to receive soil preparation. All rock one inch (1") and larger shall be removed to a depth of twelve inches (12"). Dispose of all debris off_site in a legal manner.

B. Planting Areas: To all planting areas (turf, shrub and groundcover), uniformly broadcast soil amendments and thoroughly incorporate to a minimum six inch (6") depth by means of a rototiller or equal.

C. Soil Amendments are to be thoroughly incorporated at the following rates per one thousand square feet (1,000 s.f.) by rototilling or other approved method:

9 cu. yds.	Nitrogen stabilized organic amendment
200 lbs.	8_3_1 commercial fertilizer
10 lbs.	Iron Sulfate*
50 lbs.	Agricultural Gypsum

(Mix to be used for bidding purposes only, to be verified with Agronomical Soils Test.)
* Care shall be taken when using or handling Iron Sulfate to avoid contact with contact.

D. Finish Grade:

1. Rough grade has been left within one tenth (1/10) of one foot (1") of finish grade.
2. Work such as fine grading and light cultivation are required of all planting areas indicated on plan to prepare grades prior to seed or sloden planting.
3. After approximate finished grades have been established, all soil areas shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve inches (12").

3.4 FINAL GRADES

A. After the foregoing specified deep watering, minor modifications to grade may be required to establish the final grade. These areas shall not be worked and the moisture content has been reduced to a point where working it will not destroy soil structure.

B. Finish grading shall ensure proper drainage of the site.

C. Finished earth berm surfaces shall be smooth and even between contours; slopes shall be to the satisfaction of the Landscape Architect.

D. All areas shall be graded so the Final grades will be one inch (1") below adjacent paved areas, sidewalks, valve boxes, clean_outs, drains, manholes, etc.

E. All shrub areas to receive three inches (3") of bark chips.

F. Surface drainage shall be away from all building foundations.

G. Eliminate all erosion scars.

H. The Contractor shall request a review by the Landscape Architect for recommended approval of the final grades and elevations before beginning planting operations.

3.5 SHRUB INSTALLATION

A. All planting and base dirt areas (except areas to receive hydroseed) are to be treated with a pre-emergent chemical (subject to approval by Landscape Architect prior to application). Chemicals are to be applied by a licensed by a Pest Control Agent at the rates recommended by the manufacturer. This treatment shall be applied at the following times during the contract: a) before planting, later the beginning of plant establishment period and b) at the end of the plant establishment period. No chromate

All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least two times the width and depth of the original plant container. The holes shall be, in all cases, large enough to permit handling and planting without injury or breakage to the roots or root ball.

B. Planting:

1. No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these Specifications.
2. No more plants shall be distributed in the planting area on any day than can be planted and watered on that day.
3. Containers shall be cut and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after the removal from the containers. Containers shall not be cut prior to placing the plants in the planting area.
4. The amended surface soil can be used for backfill around trees and shrubs; where additional quantities are required, use the following formula (thoroughly blended):

a.	Native On_Site Soil (No rock larger than 1")	6 parts
b.	Nitrolized Wood Shavings	4 parts
c.	Commercial Fertilizer Gro_Power Plus_6_3_1	16 lbs/cy
d.	Iron Sulfate	2 lbs/cy
e.	For Acid Loving Plants	
	1) 50% Course Peat Moss	
	2) 20% Sponge Rock or Light Soil Mix	

(Mix to be used for bidding purposes only, to be verified with Agronomical Soils Test).

5. Three inches (3") of amended backfill shall be thoroughly mixed with three inches (3") of native soil at the bottom of each hole to provide a transitional soil mix of at least six inches (6") between the native soil and the backfill.
6. Backfill shall be placed at the bottom of each hole, and thoroughly compacted to a height that when a plant is placed in the hole, its root crown is slightly above the established final grade. Any plants which settle deeper than specified above shall be raised back to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one_half the height of the root ball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
7. After the water has completely drained, fertilizer tablets shall be placed as indicated below:

a.	3 tablets per one gallon container.
b.	6 tablets per five gallon container
c.	12 tablets per fifteen gallon container.
d.	14 tablets per 24" box oversizer.
e.	18 tablets per 36" box container.

8. The remainder of the hole shall then be backfilled.
9. Set the tablets to be used with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.
10. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches (2") of water. Basins shall be of a size suitable for the individual plant. In no case, shall the basin for a fifteen (15) gallon plant be less than four feet (4') in diameter; a five (5) gallon plant less than three feet (3') in diameter; and a one (1) gallon plant less than two feet (2') in diameter. The basins shall be constructed of amended backfill material. Raise out basins prior to planting lawn areas or groundcover areas.

H. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one_third (1/3) of the branching structure. Upon recommended approval of the Landscape Architect, pruning may be done before delivery of plants, but not before plants have been reviewed and recommended for approval. Cuts over three quarters of an inch (3/4") in diameter shall be painted with an approved tree wound paint.

3.6 HYDROSEED INSTALLATION

A. Grade smooth all surfaces to be seeded. Soil surface shall be three_quarters inch (3/4") below adjacent pavement after settling. Roll lightly and fill in all soil depressions. All areas shall slope to drain. Remove all rocks one inch (1") or larger from the top two inches (2") of soil.

B. Soil shall be level, smooth and moist prior to hydroseeding.

C. The seed bed shall be reviewed by the Landscape Architect to determine its suitability prior to planting. The Contractor shall obtain such recommended approval prior to seeding grass. No seeding shall be performed until all other construction operations have been completed, except by authorization of the Landscape Architect.

D. Mixing of hydromulch slurry shall be performed in a tank with a built_in continuous agitation and recirculation system of sufficient operating capacity to produce a homogeneous slurry of mulch fiber, binding agent, fertilizer and water as specified in this Section 2.09, in the designated unit proportions:

1.	Mulch Fiber	2,000 lbs. per acre
2.	Seed Mix	As specified in this Section 2.08
3.	Binding Agent	100 lbs. per acre
4.	Fertilizer_Gro_Power Hi_Nitrogen	250 lbs. per acre
5.	Water	3,000 gallons per acre

E. With agitation system operating at part speed, water shall be added to the tank, good recirculation shall be established. Materials shall be added in such a manner that they are uniformly blended into the following sequence.

1. When tank is 1/3 filled with water:
   a. Add binding agent, 1/2 acre requirement.
   b. Add 2 _ 50 lbs bales of fiber.
   c. Add seed, 1/2 acre requirement
   d. Add fertilizer, 1/2 acre requirement
2. When the tank is 1/2 filled with water:
   a. Agitate mixture at full speed.
3. Before tank is 3/4 filled with water:
   a. Add 7 _ 50 lbs. bales of fiber.
4. As tank becomes filled with water:
   a. Add remaining requirements.
5. Slurry distribution should begin immediately.
6. Area to be hydroseeded shall be moistened to a depth of six inches (6") just prior to application.

F. Application: Hydromulched slurry shall be applied under high pressure, evenly and result in uniform coat on all areas to be treated. Care shall be exercised to ensure that plants in place are not subjected to the indirect force of an application. Slurry shall be immediately removed from walks, structures, etc. that are inadvertently sprayed.

3.7 WATERING

A. Apply water to all planted areas during operations and thereafter, until acceptance of the work.

B. Immediately after planting, apply water to each shrub by means of a hose. Apply water in a moderate stream in the planting hole until the material about the roots are completely saturated from the bottom of the hole to the top of the ground.

C. Apply water in sufficient quantities and as often as seasonal conditions require to keep the planted areas sufficiently moist at all times, well below the root system, of grass and plants.

D. All turf and groundcover areas shall be kept damp at all times and irrigation should be adjusted accordingly. This normally would involve four (4) to six (6) watering periods daily, each watering period (ON) regulated to last long enough the mulch will not start creating run off.

E. Intervals between irrigation (OFF) sequence should be judged by the length of the time mulch remain damp. Once the mulch begins to dry out, the water (ON) sequences should be repeated.

3.8 ESTABLISHMENT AND MAINTENANCE PERIOD

A. The Contractor shall continuously maintain all areas involved in this contract during the progress of the work and during the establishment and maintenance period until final acceptance of the work by the Owner.

B. Plant establishment period: The contractual establishment period shall be for no less than thirty (30) continuous calendar days. The contractual establishment period begins on the first day after all planting in this project is completed and accepted and the planted areas are brought to a neat, clean and weed free condition.

2. Any day upon which no work will be required, as determined by the Landscape Architect, will be credited as one of the plant establishment working days regardless of whether or not the Contractor performs plant establishment work.
3. Any day when the Contractor fails to satisfactorily maintain plantings, replace unsuitable plants or so weed control or other work as determined necessary by the Landscape Architect, will not be credited as one of the plant establishment working days.
4. In order to carry out the plant establishment work, the Contractor shall furnish sufficient men and adequate equipment to perform the work during the plant establishment period.
5. Improper maintenance or possible poor condition of any planting at the termination of the scheduled establishment period may cause postponement of the final acceptance of Plant Establishment. Contractor shall bear all costs for extension of the Plant Establishment period.

C. Plant Maintenance Period: The contractual maintenance period shall be no less than ninety (90) continuous calendar days, and shall begin at the acceptance of the Plant Establishment Period.

1. All areas shall be kept free of debris, and all planted areas shall be weeded at intervals of not more than ten (10) days. Watering, trimming, fertilization, spraying and pest control, as may be required, shall be included in the maintenance period. Maintenance shall include pest control (squirrel, gopher, rabbits, etc.).
2. Post fertilize all shrub areas at the end of every thirty (30) days (of maintenance) at the rate of thirty pounds (30 lbs.) per one thousand square feet (1,000 s.f.), using 5_3_1 Gro_Power. For the final feeding of all areas, use 12_8_8 Gro_Power Controlled Release Nitrogen at the rate of thirty pounds (30 lbs.) per one thousand square feet (1,000 s.f.).
3. The Contractor shall maintain the irrigation systems in a like new operating condition; adjusting head heights and spray area as necessary. The Contractor is responsible for proper watering of all planting areas, for providing any necessary supplemental water as may be required, and shall replace any material damaged due to improper moisture.
4. During the maintenance period, the Contractor shall be responsible for maintaining adequate protection for all planting areas. Any damaged areas shall be repaired and any plant materials replaced at the Contractor's expense.
5. The Contractor's maintenance period will be extended past ninety (90) days if these provisions are not filled.

3.9 GUARANTEE AND REPLACEMENT

A. All plant material installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year. Any plant found to be dead or in poor condition due to such faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the Contractor at his expense.

B. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. The Landscape Architect shall be the judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within fifteen (15) days of written notification by the Owner.

C. Replacement shall be made to the same specifications required for original plantings within five (5) working days after written notification.

D. Material and Labor involved in the replacing of material shall be supplied by the Landscape Contractor at no additional cost to the Owner.

3.10 REVIEWS

A. Normal progress reviews shall be requested from the Landscape Architect at least forty_eight (48) hours in advance of an anticipated inspection. A review will be made by the Landscape Architect on each of the steps listed below. The Contractor will not be permitted to initiate the succeeding steps of work until he has received written recommendation of approval to proceed by the Landscape Architect.

1. Immediately prior to the commencement of the work on this Section.
2. Spotting of all shrubs, trees and palms, and minor adjustments prior to planting.
3. Preparation of areas to groundcover and turf installation.
4. Final review, start of establishment & maintenance period.
5. After thirty (30) day plant establishment & maintenance.
6. Final acceptance of project/ninety (90) day maintenance.

3.11 PAYMENT TERMS

A. Payment for planting work will be at the lump sum price bid for planting. Payment shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work in planting as herein specified. A 10% retention shall apply to all planting work.

END OF SECTION

NOT FOR CONSTRUCTION

DIGALERT
DIAL TOLL FREE 1-800-227-2600 BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The grading contractor established grading these plans is responsible for ensuring the accuracy and acceptability of the design errors. In the event of discrepancies between field conditions and these plans, the grading contractor shall be responsible for submitting a complete statement of revisions to the plans for approval by the county.

CASE CUP03698
Exhibit L (Pages 1-10)
DATE 8/7/14
PLANNER L ROSS

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:

6780 INDIANA AVE., SUITE 100
RIVERSIDE, CALIFORNIA
92506
(951) 781-1830
FAX (951) 684-9051

BENCHMARK:
REFER TO CIVIL PLANS

SCALE: H:_____ V:_____

CUP 3698 — I.P. No.

COUNTY OF RIVERSIDE
DIAMOND VALLEY SOLAR PROJECT
CONCEPT LANDSCAPE PLANS
LANDSCAPE SPECIFICATIONS

SHEET NO. LS-3
10 OF 10 SHTS

FOR: EDS ENERGY | W.O. | COUNTY FILE NO.

Z:\ca-lac-ca-01\projects\Diamond Valley Solar Project\LA\CAD\CONCEPT\LS-3.dwg, 8/11/2014 2:28:29pm

Brad Wilson
Ecos Energy, LLC
222 South 9th Street, Suite 1600
Minneapolis, MN 55402
brad.wilson@ecosrenewable.com
(612) 460-8605

August 15, 2014

Juan C. Perez
Interim Planning Director
Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92501
jcperez@rctlma.org
(951) 955-6740

Re: Building Permit issuance for CUP03698 – Diamond Valley Solar Project

Dear Juan:

Last year, Ecos Energy LLC ("Ecos") submitted a set of land use applications to Riverside County for our Diamond Valley Solar Project (the "Project"). The applications were CUP03698, PUP00921, PM36611, CZ07813, and DA0080. PM36611 has already been approved, and the other applications are scheduled to be heard by the Planning Commission on September 17, 2014.

The Project will require a Development Agreement, which is expected to be adopted by the Board of Supervisors at their last meeting in October (October 28, 2014). I understand that there is a mandatory 30 day waiting period after adoption of a Development Agreement by the Board of Supervisors before it is formally recorded. However, because of looming utility deadlines, we are interested in beginning construction of the Project as soon as the Development Agreement is approved by the Board of Supervisors on October 28.

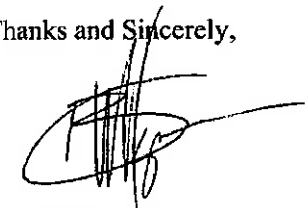
We have prepared a comprehensive building permit package for the Project and will be submitting the building permit application this week for concurrent processing with the CUP application. This with the goal that the construction plans will have made it through corrections and plan check before October 28. Assuming that the building permit plan check is complete by October 28, and assuming that the Planning Commission approves our applications on September 17, and assuming that the Board of Supervisors approves the Development Agreement on October 28, Ecos would like to request that we begin construction of the Project directly following that October 28 approval.

In this scenario, Ecos understands and assumes all risk that the Development Agreement could be challenged and possibly overturned during the 30 day period following October 28. Ecos does not believe this is likely, but understands that a risk does exist. If the Development Agreement were disrupted during this 30 day period, Ecos understands that the building permit could not be finalized, and no certificate of occupancy given, and that any construction work or equipment installation performed during those 30 days would have to be undone/removed/uninstalled. Ecos acknowledges that it is our decision to proceed in this fashion and that Riverside County is not liable for such a result.

Ecos is choosing to proceed this way because we feel there is low risk that an approved Development Agreement for the Project would be challenged and overturned and because waiting for the 30 day period would introduce extremely challenging construction timeline restrictions.

Please let me know if Ecos can plan to proceed in this fashion, or if there is any other information you need from me before sending the requested approval.

Thanks and Sincerely,



Brad Wilson
Project Developer – Ecos Energy, LLC

cc: Larry Ross

Corporate Office
222 South 9th Street, Suite 1600 • Minneapolis, MN 55402 • Office: (612) 460-8605 • Fax (612) 460-8605

Recorded at request of
Clerk, Board of Supervisors
County of Riverside

When recorded return to
Office of County Counsel
3960 Orange Street, Suite 500
Riverside, CA 92501

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DEVELOPMENT AGREEMENT NO. 80

A DEVELOPMENT AGREEMENT BETWEEN

COUNTY OF RIVERSIDE

AND DIAMOND VALLEY SOLAR, LLC

AND OTHERS

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DEVELOPMENT AGREEMENT NO. 80

This Development Agreement (hereinafter "Agreement") is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the "Effective Date") by and among the COUNTY OF RIVERSIDE (hereinafter "COUNTY"), and persons and entities listed below (hereinafter "OWNER"):

DIAMOND VALLEY SOLAR, LLC
PLH, LLC
THE ROBERT DOMENIGONI FAMILY TRUST

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code ; and,

WHEREAS, COUNTY has adopted Procedures and Requirements Of the County of Riverside For the Consideration of Development Agreements (hereinafter "Procedures and Requirements"), pursuant to Section 65865 of the Government Code; and,

WHEREAS, Ecos Energy, LLC has an agreement with the Robert Domenigoni Family Trust to purchase the southern 10 acres (gross) of the existing 16.43 acres parcel, currently identified by Assessor Parcel Number 463-040-018, pending recordation of Parcel Map No. 36611; and

WHEREAS, Tentative Parcel Map No. 36611 was approved by the County's Planning Director on June 4, 2014 and received by the Board of Supervisor's on July 15, 2014; and

WHEREAS, the final Parcel Map No. 36611 has not yet been recorded; and

WHEREAS, Diamond Valley Solar, LLC, a subsidiary of Ecos Energy, LLC filed a conditional use permit application for the 1.25 megawatt AC photovoltaic solar power plant; and,

WHEREAS, OWNER and COUNTY have agreed to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

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WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to COUNTY and further important policies and goals of COUNTY; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, assure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property and the Project in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property and the Project in accordance with this Agreement.

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COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "COUNTY" means the County of Riverside, a political subdivision of the State of California.

1.1.3 "Development" means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. When authorized by a Subsequent Development Approval as provided for in this Agreement, "development" includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.4 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with development of the Property and the Project including but not limited to:

(a) Specific plans and specific plan amendments;
(b) Zoning;
(c) Conditional use permits, public use permits and plot plans;
(d) Tentative and final subdivision and parcel maps;
(e) Grading and building permits.
(f) Any encroachment permits other entitlements or easements necessary from COUNTY for the OWNER's conduit piping for the transmission line.
(g) Any permits or other entitlements necessary from COUNTY for Southern California Edison's distribution-level electrical service to and from the Project site.

1.1.5 "Development Exaction" means any requirement of COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.6 "Development Plan" means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.7 "Effective Date" means the date this Agreement is recorded with the County Recorder.

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1.1.8 "Existing Development Approvals" means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit "C" and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.9 "Existing Land Use Regulations" means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit "D" and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.10 "Fiscal Year" means the period beginning July 1 of each year and ending on the next succeeding June 30.

1.1.11 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. "Land Use Regulations" does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

(a) The conduct of business, professions, and occupations;

(b) Taxes and assessments;

(c) The control and abatement of nuisances;

(d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;

(e) The exercise of the power of eminent domain.

1.1.12 "Local Sales and Use Taxes" means the one percent sales and use taxes imposed pursuant to and governed by the Bradley-Burns Uniform Local Sales and Use Tax Law, Revenue and Taxation Code Section 7200 et seq.

1.1.13 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender and their successors and assigns.

1.1.14 "OWNER" means the persons and entities listed as OWNER on the first page of this Agreement and their successors in interest to all or any part of the Property.

1.1.15 "Project" means the 1.25 megawatt AC electric solar generating facility including the facilities described and shown on Exhibit "E".

1.1.16 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

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1.1.17 "Reservations of Authority" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.18 "Solar Power Plant" means the Project together with the related solar power plant real property and facilities described and shown on Exhibit "E".

1.1.19 "Solar Power Plant Net Acreage" means the area of all parts of the Property, and any other real property which is part of the Solar Power Plant, that is involved in the production, storage or transmission of power. "Solar Power Plant Net Acreage" includes, but is not limited to, all areas occupied by the power block, solar collection equipment, spaces contiguous to solar collection equipment, transformers, transmission lines and piping, transmission facilities, buildings, structures, service roads (regardless of surface type and including service roads between collectors), and fencing surrounding all such areas. "Solar Power Plant Net Acreage" shall not include any access roads outside the Property, and shall not include any areas specifically designated and set aside either as environmentally sensitive lands or open space land, and shall not include the fencing of such designated lands. The maximum allowed area of all parts of the Property to be considered as Solar Power Plant Net Acreage under the Existing Development Approvals is approximately 10 acres as described and shown on Exhibit "F" to this Agreement.

1.1.20 "Subsequent Development Approvals" means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.21 "Subsequent Land Use Regulations" means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.22 "Transfer" means sale, assignment, lease, sublease or any other transfer of legal or equitable interest in the Property.

Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" -- Legal Description of the Property.

Exhibit "B" -- Map Showing Property and Its Location.

Exhibit "C" -- Existing Development Approvals.

Exhibit "D" -- Existing Land Use Regulations.

Exhibit "E" -- Solar Power Plant.

Exhibit "F" -- Solar Power Plant Net Acreage.

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Exhibit "G" – Applicable County Development Impact Fees.

Exhibit "H" – Annual Review Report Template

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Propert[illegible]reby made subject to this Agreement. Development of the Property is hereby author[illegible] and [illegible]ll be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER r[illegible]ents and covenants th[illegible]t is the owner of a legal or equitable possessory interest in the Pro[illegible]y or a portion thereof.

2.3 Term. The term of this Agreement [illegible]ll c[illegible]ence on the Effective Date and shall continue for a period of thirty (30) years, unless t[illegible]n is modified or extended pursuant to the provisions of this Agreement, in[illegible] the provisio[illegible]f Section 2.5.

2.4 Transfer.

2.4.1 Righ[illegible]ansfer. C[illegible]NE[illegible]hall h[illegible]he right to transfer the Project and its interest i[illegible]e Prop[illegible]y in who[illegible]n part (provided that no such partial transfer shall violate [illegible] Subdivisi[illegible] Map Ac[illegible] Government Code Section 66410, et seq., or Riverside C[illegible]ty Ordinanc[illegible]o. 460) to[illegible]y person, partnership, joint venture, firm or corporation at [illegible] time d[illegible]e term o[illegible]is Agreement; provided, however, that any such transfer s[illegible]i[illegible]de the [illegible]t and assumption of the rights, duties and ob[illegible]sing u[illegible] or from this Agreement and be made in strict compliance with [illegible]ollowing [illegible]ditions [illegible]ecedent:

(a) Subjec[illegible] Section 10 of this Agreement, no transfer of any right or interest und[illegible]his Agreement shall be made unless made together with the [illegible]ansfer of all [illegible]a part of the Property.(b) Concurrent with any such transfer, or [illegible]hin fifte[illegible]5) business days thereafter, OWNER shall notify COUNTY, in wr[illegible], o[illegible]h transfer and shall provide COUNTY with an executed agreement by th[illegible]sferee, in a form acceptable to COUNTY, the acceptance of which shall not be unreasonably withheld, and providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

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2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring -OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable possessory interest in all or any part of the Property or the Project.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of subsection 2.4 above.(d) The transferee assumes the obligations of OWNER hereunder and provides COUNTY with security equivalent in all respects to any security previously provided by OWNER to secure performance of the obligations hereunder.

2.4.3 Subsequent Transfer. Subject to Section 10 hereof, any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section [illegible]. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section [illegible].

(b) Entry of a final, non-appealable, judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-29.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

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2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of **delivery shown** in the facsimile records of the party sending the facsimile after **transmission** by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92501
Fax No. (951) 955-1071

with copies to:

County Executive Office
Riverside County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501
Fax No. (951) 955-1105

and

Planning Director
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

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and

County Counsel
County of Riverside
3960 Orange Street, Suite 500
Riverside, CA 92501
Fax No. (951) 955-6363

If to OWNER:

Diamond Valley Solar LLC
Attn: President
c/o Allco Renewable Energy Limited
14 Wall Street, 20th floor
New York, NY 10005

PLH, LLC
Attn: President
c/o Allco Renewable Energy Limited
14 Wall Street, 20th Floor
New York, NY 10005

(b) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the

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Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

(a) Alter the permitted uses of the Property as a whole; or,

(b) Increase the density or intensity of use of the Property as a whole; or,

(c) Increase the maximum height and size of permitted buildings or structures; or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

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3.5.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in County.

(d) Regulations imposing Development Exactions. However, given the remoteness of the location of the Property and the uniqueness of solar power plant projects, it is unlikely that COUNTY will adopt any Development Exactions applicable to the development of the Property within the next three (3) years. For that reason, no such subsequently adopted Development Exaction shall be applicable to the development of the Property for a period of five (5) years from the Effective Date of this Agreement. After five (5) years and one (1) day from the Effective Date of this Agreement, no subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a reasonable area of benefit which includes the Property. No subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

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3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such police power and authority which cannot be restricted by contract.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would be under such construction.

Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER's provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.8 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

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3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6 of the Government Code, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions of this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property may detrimentally affect public interests which will not be fully addressed by the Development Plan and, further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2. Local Sales and Use Taxes. OWNER and COUNTY acknowledge and agree that solar power plant owners have substantial control with respect to sales and use taxes payable in connection with the construction of a solar power plant and a corresponding responsibility to assure that such sales and use taxes are reported and remitted to the California State Board of Equalization (BOE) as provided by law. To ensure allocation directly to COUNTY, to the maximum extent possible under the law, of the sales and use taxes payable in connection with the construction of the solar power plant including, OWNER shall do the following, consistent with law:

(a) If OWNER meets the criteria set forth in applicable BOE regulations and policies, OWNER shall obtain a BOE permit, or sub-permit, for

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the solar power plant jobsite and report and remit all such taxable sales or uses pertaining to construction of the solar power plant using the permit or sub- permit for that jobsite to the maximum extent possible under the law.

(b) OWNER shall contractually require that all contractors and subcontractors whose contract with respect to the solar power plant exceeds $100,000.00 ("Major Subcontractors") who meet the criteria set forth in applicable BOE regulations and policies must obtain a BOE permit, or sub-permit, for the solar power plant jobsite and report and remit all such taxable sales or uses pertaining to construction of the solar power plant using the permit or sub-permit for that jobsite to the maximum extent possible under the law.

(c) Prior to the commencement of any grading or construction of the solar power plant, OWNER shall deliver to COUNTY a list that includes, as applicable and without limitation, each contractor's and Major Subcontractor's business name, value of contract, scope of work on the solar power plant, procurement list for the solar power plant, BOE account numbers and permits or sub-permits specific to the solar power plant jobsite, contact information for the individuals most knowledgeable about the solar power plant and the sales and use taxes for such solar power plant, and, in addition, shall attach copies of each permit or sub-permit issued by the BOE specific to the solar power plant jobsite. Said list shall include all the above information for OWNER, its contractors, and all Major Subcontractors. OWNER shall provide updates to COUNTY of the information required under this section within thirty (30) days of any changes to the same including the addition of any contractor or Major Subcontractor.

OWNER shall certify in writing that OWNER understands the procedures for reporting and remitting sales and use taxes in the State of California and will follow all applicable state statutes and regulations with respect to such reporting and remitting.

(e) OWNER shall contractually require that each contractor or Major Subcontractor certify in writing that they understand the procedures for reporting and remitting sales and use taxes in the State of California and will follow all applicable state statutes and regulations with respect to such reporting and remitting.

(f) OWNER shall deliver to COUNTY or its designee (as provided in section (g) below) copies of all sales and use tax returns pertaining to the solar power plant filed by the OWNER, its contractors and Major Subcontractors. Such returns shall be delivered to COUNTY or its designee within thirty (30) days of filing with the BOE. Such returns may be redacted to protect, among other things, proprietary information and may be supplemented by additional evidence that payments made complied with this policy.

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(g) OWNER understands and agrees that COUNTY may, in its sole discretion, select and retain the services of a private sales tax consultant with expertise in California sales and use taxes to assist in implementing and enforcing compliance with the provisions of this Agreement and that OWNER shall be responsible for all reasonable costs incurred for the services of any such private sales tax consultant and shall reimburse COUNTY within thirty (30) days of written notice of the amount of such costs.

4. 3 Development Impact Fees. Ordinance No. 659 is [illegible] COUNTY's Development Impact Fee Program ("DIF") adopted under the authority of the [illegible]gation Fee Act. DIF applies to all development in COUNTY under the COUNTY's land [illegible]jur[illegible]iction. Per Ordinance No. 659, the fees collected under the DIF program "shall be used to [illegible] the construction and acquisition of Facilities identified in the Needs List [illegible] the acquisi[illegible] of open space and habitat". OWNER and COUNTY acknowledge and [illegible]ce that solar power [illegible]nts do not present the same Facilities needs as other new residenti[illegible]ommercial or industrial [illegible]elopment. For that reason, OWNER and COUNTY agree tha[illegible]he applicati[illegible] and payment [illegible]the surface mining Development Impact Fee category from Ord[illegible]nce 65[illegible]omputed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is [illegible]riate for the Project due to similar development impacts. The applicable [illegible]elopment Imp[illegible] Fees for the Project are set forth in Exhibit G to this Agreement. The ap[illegible]ca[illegible] Developmen[illegible]pact Fees shall be paid when a certificate of occupancy is issued for the [illegible]oject [illegible]on final i[illegible]ection, whichever occurs first. However this section shall not be construe[illegible]o preve[illegible]ment of [illegible]e Development Impact Fees prior to issuance of an oc[illegible] permit or [illegible]al i[illegible]ection[illegible] Development Impact Fees may be paid at the time a[illegible]ation [illegible]made for [illegible]uilding permit as set forth in Section 12 of Ordinance No. 659.

5. FINANCING OF P[illegible]LIC I[illegible]OVEMENTS

If [illegible]propria[illegible] COUNTY and OWNER will cooperate in the formation of any special [illegible]ssment d[illegible]t, co[illegible]unity facilities district or alternate financing mechanism to pay for t[illegible]onstruction and [illegible]mainte[illegible]ce and operation of public infrastructure facilities required as part [illegible]the Developmen[illegible]an. O[illegible]ER also agrees that it will not initiate and/or cooperate in the forma[illegible]n of any such [illegible]cial assessment district, community facilities district or alternate financing m[illegible]enism involv[illegible] any other public agency without the prior written consent of the COUNTY.

Should the [illegible]y be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

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(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before September 15th of each year commencing on the September 15th at least six months after the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. On or before July 1st of each year, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director consistent with the template attached hereto as Exhibit "H", providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be upon OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this

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Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.6 Certificate of Agreement Compliance. If at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

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7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages.

(a) For any breach of this Agreement or any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of

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this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 4.2.6 (c) and Section 6.5, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides: "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 8.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

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9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents , employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any

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violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, and Section 10 shall survive the termination of this Agreement.

10. MORTGAGEE AND FINANCING PARTY PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner from encumbering the Project, the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Project or the Property.

The parties hereto further agree that this Agreement shall not prevent or limit OWNER in any manner from entering into a sale and leaseback arrangement or other financing arrangement within the first 90 days of commercial operation of the Project pursuant to which OWNER would transfer ownership of the Project only to another entity but OWNER would continue to operate the Project and would continue to be subject to all obligations and duties of this Agreement.

COUNTY acknowledges that (i) the lenders providing such financing and/or (ii) parties to the sale and leaseback arrangement or other financing arrangement within the first 90 days of commercial operation, may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders and parties to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement.

Any parties to a sale and leaseback arrangement or other financing arrangement within the first 90 days of commercial operation of the Project and any mortgagee of the Property shall be entitled to the following rights and privileges:

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(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property, or any sale and leaseback arrangement or other financing arrangement, made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, or any party to any sale and leaseback arrangement or other financing arrangement for the Project, or any part thereof, which has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, or any party to any sale and leaseback arrangement or other financing arrangement for the Project, or any part thereof, requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy to that Mortgagee within ten (10) days of sending the notice of default to OWNER. Such Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, or any party to any sale and leaseback arrangement or other financing arrangement for the Project, or any part thereof, as the case may be, shall have the right but not the obligation to cure the default during the remaining cure period allowed under this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4.2 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such

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provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If at any time during the term of this Agreement the Project and/or Property is owned in whole or in part by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by any party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

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11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court

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action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.8; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE

Dated:

By: JEFF STONE
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER-IHEM

Clerk of the Board

By:

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Deputy
(SEAL)

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OWNER: DIAMOND VALLEY SOLAR LLC

Dated:

_____

By: Thomas Melone
President

PHL, LLC

Dated:

_____

By: [NAME]
[TITLE]

THE ROBERT DOMENICONI FAMILY TRUST

Dated:

_____

By: [NAME]
[TITLE]

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(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO CORPORATE OFFICERS.)

Development Agreement No. 80

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PR RTY

THAT PORTION OF THE REAL PROPERTY SITU D IN THE CO TY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A RTION OF PARCE OF PARCEL MAP NO. 11417 AS SHOWN BY MAP ON FI BOOK 62, OF PARCEL APS, AT PAGE 68, RECORDS OF RIVERSIDE COUNT CALIFOR , DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWES RNER OF SA PARCEL 1:

THENCE NORTH 0°09'54" WEST, A D TANC F 767.63 ET;

THENCE NORTH 89°50' T, A DIS N OF 57 FEED TO A POINT ON THE CENTERLINE OF OX W DIR AS SHO ON SAID MAP;

THENCE SOUTH 0 '52" EAST DISTANC OF 729.17 FEET TO THE SOUTHEAST CORNER OF SAID P CEL THE BE NNING OF A NON-TANGENT CURVE, CONCAVE TO THE NO ND HAVI RADIUS OF 5679.65 FEET AND TO WHICH INE B RS SOUTH 06°53'39" EAST;

THE E WESTERLY, ONG D CURVE AND ALONG THE SOUTHERLY LINE OF SAID P CEL 1, A DIST CE OF 79.75 FEET TO THE **POINT OF BEGINNING.**

CONTAINI 10.00 ACRE GROSS, MORE OR LESS.282000

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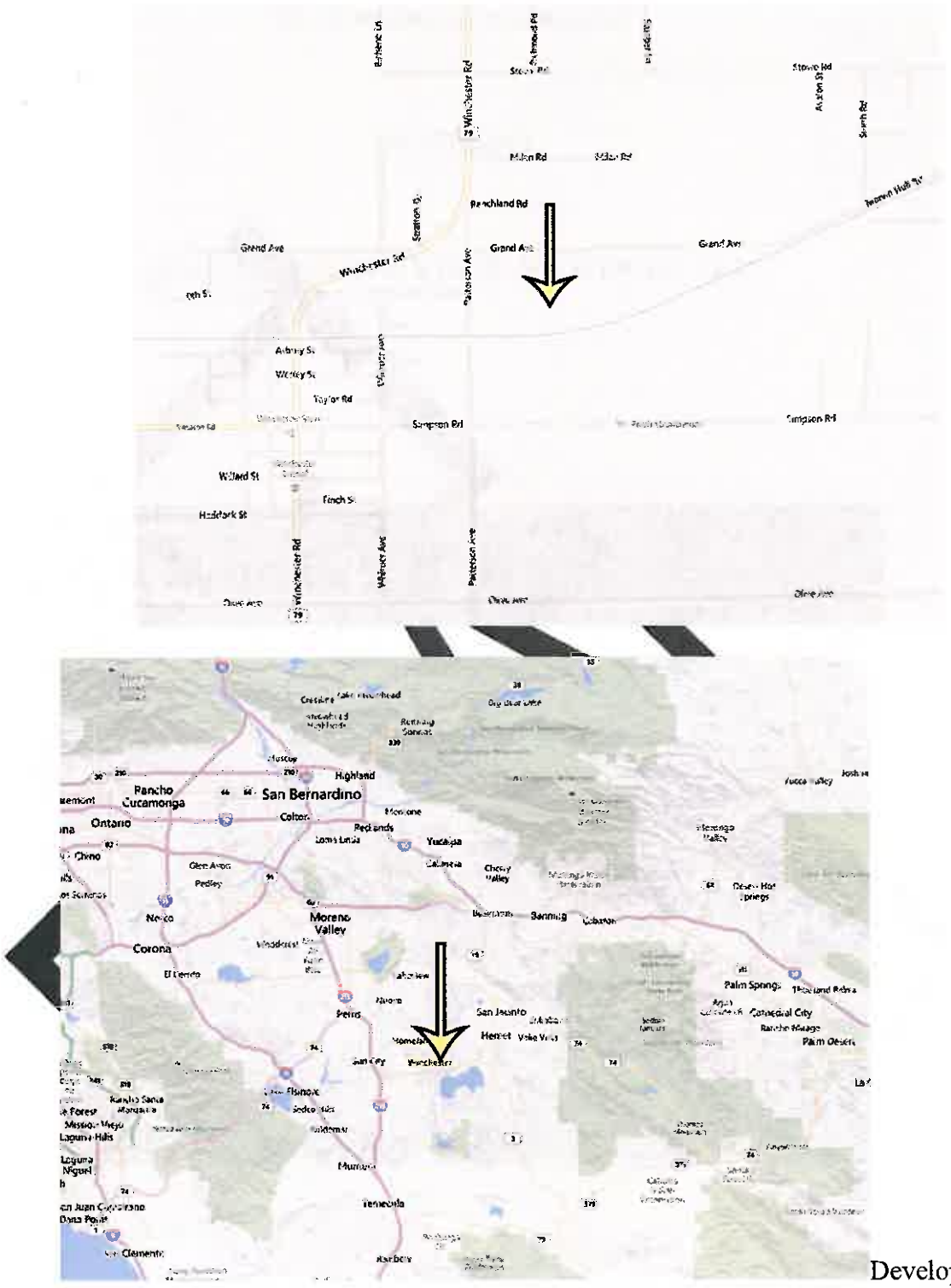
Development Agreement No. 80

EXHIBIT "B"

MAP SHOWING PROPERTY AND ITS LOCATION



Development Agreement No. 80

EXHIBIT C

EXISTING DEVELOPMENT APPROVALS

Specific Plan

None

Zoning

Zoning Classification: Regul[illegible] Development ([illegible]D)

Change of Zone No. 7813 - Rur[illegible]idential to Regulated De[illegible]pment

Conditional Use [illegible]mit [illegible]698

[illegible]c Use Permit [illegible]921

Gener[illegible]Plan La[illegible]Use Desig[illegible]ion

Community D[illegible]nt – Low [illegible]Reside[illegible](1/2 acre minimum lot size)

La[illegible]Divisions

[illegible]cel Ma[illegible]No. 36611

Other Development Approvals

Th[illegible]velopment app[illegible]vals listed above include the approved maps and all conditions of approval.

COPIES OF [illegible] EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

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Development Agreement No. 80

EXHIBIT D

EXISTING LAND USE REGULATIONS

1. Riverside County General Plan as amended through Resolution No. 2014-040
2. Ordinance No. 348 as amended through Ordinance No. 348.4[illegible] (adopted 7/1/2014)
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.103
5. Ordinance No. 458 as amended through Ordinance No. 458.14
6. Ordinance No. 460 as amended through Ordinance No. 460.152
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. [illegible] as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.19
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.5
13. Ordinance No. 659 as amended through Ordinance No. 659.12
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.20
16. Ordinance No. 673 as amended through Ordinance No. 673.3

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17. Ordinance No. 679 as amended through Ordinance No. 679.4

18. Ordinance No. 682 as amended through Ordinance No. 682.4

19. Ordinance No. 726 as amended through Ordinance No. 726

20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1

22. Ordinance No. 749 as amended through Ordinance No. 749.1

23. Ordinance No. 752 as amended through Ordinance No. 752.2

24. Ordinance No. 754 as amended through Ordinance No. 754.2

25. Ordinance No. 787 as amended through Ordinance No. 787.7

26. Ordinance No. 806 as amended through Ordinance No. 806

27. Ordinance No. 810 as amended through Ordinance No. 810.2

28. Ordinance No. 817 as amended through Ordinance No. 817.1

29. Ordinance No. 824 as amended through Ordinance No. 824.13

30. Ordinance No. 847 as amended through Ordinance No. 847.1

31. Ordinance No. 859 as amended through Ordinance No. 859.2

32. Ordinance No. 875 as amended through Ordinance No. 875.1

Resolution No. 2012-047 Establishing Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements

34. Board of Supervisors Policy No. B-29 as amended May 21, 2013

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

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Development Agreement No. 80

EXHIBIT "E"

SOLAR POWER PLA

The Diamond Valley Solar Project ("the Project") is a proposed solar electricity generation facility located near Winchester in Riverside County, California. The Project is located on a 10 acre parcel of land, which was created by Parcel Map # PM36611 on an existing 16.43 acre parcel of land with APN 463-040-018 and the street address of 33725 Grand Avenue, Hemet, CA 92545.

The Project will utilize photovoltaic solar modules to generate electricity for sale to Southern California Edison ("SCE") under a long-term power purchase agreement ("PPA"). The photovoltaic solar modules will be of standard commercially available, 72-cell variety. The solar modules will be mounted on steel and aluminum racking that is held above the ground by steel h-beams that are driven directly into the ground. The racking will be oriented due south in a fixed position and tilt angle of 30 degrees. The racking will not move throughout the day.

The electric output of the solar modules will be collected via underground cabling routed to a single switchboard and transformer pad on the eastern boundary of the project. This pad will also contain protection, monitoring, and communications equipment. From here, the project's unified electric output will travel underground to the north, where it will interconnect with SCE's distribution grid near the southwestern corner of the intersection between Grand Avenue and Oxbow Drive. The Project will have a total alternating current generation capacity of 1.2 megawatts.

The Project will include an aggregate surface private driveway for maintenance and emergency access purposes. The Project will be surrounded by a chain link perimeter security fence. A landscaping screen will be planted outside of the fence to shield the Project from offsite view. The Project will be monitored by a motion-sensitive security camera system. The Project footprint will take up approximately 9 acres of the 10 acre property.

The Project will be designed, installed, and operated in full accordance with all applicable local, state, and national codes, ordinances, and regulations.

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EXHIBIT "B"

SOLAR POWER PLANT NET ACREAGE

No less than 5 acres and up to approximately 10 acres.

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EXHIBIT "G"

APPLICABLE COUNTY DEVELOPMENT IMPACT FEES

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1. Development Impact Fees – Ordinance No. 659

   a. Area Plan: Highway 74/79

   b. Fee Category: Surface Mining

   c. Fee Amount: The fee amount payable shall be at the Surface Mining rate currently in effect, as set forth in Ordinance No. 659, as of the date the fee is paid . For reference purposes only, the fee as of the Effective Date of this Agreement is $4,862 per acre, with a current temporary reduction by fifty percent (50%) for a total of $2,431 per acre. OWNER and COUNTY acknowledge that the fee rate as of the Effective Date of this Agreement may not be the same as the fee rate as of the date the OWNER elects to pay the fee if Ordinance No. 659 is amended by the Board of Supervisors prior to the date of fee payment. Additionally, OWNER and COUNTY acknowledge that the Board of Supervisors may suspend any temporary reduction of fees at any time.

2. Development Impact Fees for the Project shall be computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 using the Surface Mining fee amount per acre. OWNER and COUNTY acknowledge that the Project Area acreage used for the computation of Development Impact Fees

shall be 10 acres. OWNER and COUNTY acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment shall be applicable to the Project.

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Development Agreement No. 80

EXHIBIT "H"

ANNUAL REVIEW REPORT TEMPLATE

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ANNUAL REVIEW REPORT
FOR USE WITH DEVELOPMENT AGREEMENT NO. 80 ONLY

To be completed by the Solar Power Plant Developer/Owner by July 1st of each year and submitted to the County of Riverside for review in accordance with Government Code section 65865.1.

Date: _____

Development Agreement No.: _____

Effective Date of Development Agreement: _____

Developer/Owner: _____

Project Name: _____

Permit Number(s): _____

APN Number(s): _____

Twelve-Month Period Covered by this Annual Review Report: _____

* * *

Owner Representation: I am an applicant and I represent that I have authority to execute this Annual Review Report on behalf of Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the Existing Development Approvals and Development Exactions covered by the Development Agreement. I understand that the County may require additional information to supplement this Annual Review Report to aid in the County's determination.

Signature of Developer/Owner: _____

Print Name and Title: _____

* * *

[TO BE COMPLETED BY COUNTY]

County Determination: Developer is found to be in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

TLMA Director:

_____

Signature:

_____

Date:

_____

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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42716
Project Case Type (s) and Number(s): Change of Zone No. 7813, Conditional Use Permit No. 3698, Public Use Permit No. 921, and Development Agreement No. 80
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Larry Ross
Telephone Number: (951) 955-9294
Applicant's Name: Brad Wilson
Applicant's Address: Ecos Energy, LLC, 222 South 9th Street, Suite 1600, Minneapolis, MN 55402
Engineer's Name: Ecos Energy
Engineer's Address: 222 South 9th Street, Suite 1600, Minneapolis, MN 55402

I. PROJECT INFORMATION

A. Project Description:

The Diamond Valley Solar Project is a solar power plant project that it is comprised of the following land use cases:

Change of Zone
Change of Zone No. 7813 proposes to change the existing zoning of the 10 acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D).

Conditional Use Permit
Conditional Use Permit No. 3698 proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel.

Public Use Permit
Public Use Permit No. 921 proposes to connect a 1.25 MW Photovoltaic Solar Power Plant(CUP03698) to the power grid. The power connection leaves the Solar Power Plant site and will be undergrounded through parcels 3 and 2 of tentative Parcel Map No. 36611, and emerges on the south-east corner of parcel 2, at which time the conduit connects to utility pad located on parcel 2 which will be owned and operated by Southern California Edison(SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge to connect to existing power poles on the eastern side of Grand Avenue. The underground conduit to be installed by the applicant will also require an encroachment permit from the County and may also require an easement from the County.

Development Agreement
The applicant has proposed entering into a Development Agreement (DA No. 80) with the County for the Project. County staff has reached an agreement with the applicant on the provisions of the development agreement. DA No. 80 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 80 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 80 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Approval and use of Conditional

Use Permit No. 3698 is conditioned upon Development Agreement No. 80 being entered into and effective.

Per State law, a development agreement is a legislative act which must be approved by ordinance. Proposed Ordinance No. 664.56, an Ordinance of the County of Riverside Approving Development Agreement No. 80, incorporates by reference and adopts DA No. 80 consistent with Government Code section 65867.5.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 10 Gross Acres

Residential Acres:	**Lots:**	**Units:**	**Projected No. of Residents:**
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres: 10	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: N/A			

D. Assessor's Parcel No(s): a 10 acre portion of 463-040-018

E. Street References: Southerly of Grand Ave, easterly Patterson Ave, and the westerly side of Oxbow Drive.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 2 West, Section 27

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is an existing 15.42-acre (gross) parcel. The site is currently flat and open and is being using for pasture/grazing purposes. There is an existing residence at the northwestern corner of the property. The project is located in a rural portion of unincorporated Riverside County. The project site is surrounded on all sides by rural residential development on large lots. Much of the land immediately adjoining the project site is undeveloped. A right-of-way for the Santa Fe railroad is located directly south of the project site. The community of Winchester is located approximately one-half mile west of the project site. Diamond Valley Lake is located approximately 1.5 miles southeast of the site. The nearest school is Winchester Elementary School, located approximately 0.8 mile southwest of the site. The nearest airport, Ryan Field, a public use airport, is approximately 2.7 miles northeast of the project site in the City of Hemet.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The land use designation at the proposed project site is Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum). The proposed project is located within the Highway 79 Policy area which requires a maximum density of midpoint of the existing designation minus 9%. The proposed project meets the requirements of this Policy Area and all other applicable policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all 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 within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, 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 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):** Harvest Valley/Winchester

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Low Density Residential (1/2 acre minimum)

E. **Overlay(s), if any:** Not Applicable

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

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 to the east, west and south by properties which are designated Community Development: Low Density Residential (1/2 acre minimum), and Rural Community: Estate Density Residential (2 acre minimum). The project site is completely surrounded by the Highway 79 policy area.

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:** Rural Residential (R-R)

J. **Proposed Zoning, if any:** Regulated Development Areas (R-D)

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential – (R-R) to the north, east, and west and Mobile Home Subdivision – Rural 2 ½ acre minimum (R-T-R 2 1/2) to the south.

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	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☒ Hydrology / Water Quality	☐ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☒ Biological Resources	☐ Mineral Resources	☐ Other:
☒ Cultural Resources	☐ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

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.

Signature

July 25, 2014
Date

Larry Ross, Principal Planner
Printed Name

For Juan C. Perez, Interim 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?	☐	☐	☐	☒
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 within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The Harvest Valley/Winchester Area Plan, which encompasses the project site, identifies unique features in the area. Most of the features identified in the area plan are located distant from the project site and would not be affected by project implementation. The nearest such feature is the Diamond Valley Lake, which is located approximately 1.5 miles southeast of the project site. Double Butte is located approximately 1.5 miles northwest of the site.

The project site is located in a topographically flat area characterized by rural development. Development of the project site would not affect views of scenic resources in the project vicinity as Diamond Valley Lake is not visible from locations to the north of the project site and views of Double Butte is not visible from locations to the south of the project site. Therefore, the proposed project will not result in the creation of an aesthetically offensive site open to public view. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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 Pollution)

Findings of Fact:

a) The project site is located 27.22 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. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A condition of approval has been placed on the project at the prior to building permit issuance stage requiring all lighting must comply with lighting requirements of Riverside County Ordinance No. 655.(COA 80.PLANNING.23) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project does not include any new lighting. The proposed solar panels would be composed of materials with the potential to produce glare. As discussed in the project description, the solar panels would be mounted at a fixed tilt of 25 degrees in a southward orientation. Land uses directly south of the project site consist of a railroad right-of-way, beyond which lies agricultural land. The nearest road to the south of the project site is Simpson Road, approximately 1,400 feet south of the site boundary. At this distance, glare from the proposed solar panels would not be expected to affect drivers on this road. Therefore, impacts would be less than significant.

b) The project is not anticipated to expose adjacent residential properties to unacceptable light levels, and therefore impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The entire project site is designated as Farmland of Local Importance on the most recent map prepared by the California Department of Conservation's Farmland Mapping and Monitoring Program. Therefore, the project would convert 15.42 acres of Farmland of Local Importance to nonagricultural use. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would be affected by project implementation. Riverside County currently includes 229,877 acres of land designated as Farmland of Local Importance. The loss of 15.42 acres would not substantially reduce the amount of such farmland available in the County. Impacts would be less than significant.

b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

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
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.

Findings of Fact:

a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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.

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?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is 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 Harvest Valley/ Winchester 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.

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

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, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

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.

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?	☐	☒	☐	☐
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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, *Habitat Assessment for the ECOS Diamond Valley Project,* conducted by Brian F. Smith & Associates, May 2013

Findings of Fact:

a) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area or Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Therefore, there is no significant impact.

b-c) The habitats within the project site have limited potential to support the following special status species: Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. These species were not observed on-site and the potential for occurrence is low due to the disturbed nature of the project site and vicinity. One special-status wildlife species, western burrowing owl, has the potential to occur on site. Construction related impacts that disturb subsurface burrows would be potentially significant without mitigation. The Environmental Programs Division has condition the project for a burrowing owl survey prior to grading permit issuance to prevent impacts to subsurface burrows. Therefore, the impact is less than significant with mitigation.

Suitable nesting habitat for ground nesting birds is present on the site. Thus, bird species protected under the federal Migratory Bird Treaty Act (MBTA – 16 United State Code Section 703-711) could be adversely affected. The following bird (and raptor) species were observed within the project site during the field survey: Anna's hummingbird (*Calypte anna*), western meadowlark (*Sturnella neglecta*), mourning dove (*Zenaida macroura*), western kingbird (*Tyrannus verticalis*), house finch (*Haemorhous mexicanus*), American crow (*Corvus brachyrhynchos*), turkey vultures (*Cathartes aura*), and red-tailed hawk (*Buteo jamaicensis*). No nests were observed on site; however, nesting birds could be impacted if ground disturbing activities occur during the nesting season, which is typically February 15 through September 15. The proposed project could result in potentially significant impacts unless mitigation is incorporated. The Environmental Programs Division has condition the project for a nesting bird survey prior to grading permit issuance to prevent impacts to nesting birds. Therefore, the impact is less than significant with mitigation.

d) The project will not interfere substantially with the 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. Therefore, there is no significant impact.

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

e-f) The project site has been disturbed during prior agricultural activity and does not contain any sensitive natural communities (Brian F. Smith & Associates, 2013). Based on a review of maps and site surveys, the project site does not contain any riparian vegetation or protected wetland areas. Because such resources are not present on the project site, **no impact** to these resources is expected to result from project implementation. Therefore, there is no significant impact.

g) The project site does not contain any trees; therefore, implementation would not conflict with County policies regarding tree preservation. The project site is located within the Western Riverside MSHCP, but is not located within the MSHCP Conservation Area (Brian F. Smith & Associates 2013). Therefore, there is no significant impact.

Mitigation: A burrowing owl survey will be required prior to grading permit issuance (COA 60.EPD.1) and nesting bird survey is required prior to grading permit issuance (COA 60.EPD.2)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

CULTURAL RESOURCES Would the project				
8. Historic Resources 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?	☐	☐	☒	☐

Source: Project Application Materials, County Archaeologist Review, PDA No. 4851R1

Findings of Fact:

a-b) The project site has been previously graded and farmed. The project does not propose the demolishing of historic structures. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying historic resources is less than significant. PDA No. 4851R1 concluded that no prehistoric or historic sites are present within the boundaries of the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources 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 outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials, County Archaeologist Review, PDA 4851

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

Findings of Fact:

a-b) County Archaeological Report (PDA) No. 4851 submitted for this project (CZ07813, CUP03698, PUP00921, PM36611a.1) was prepared by Jennifer R. Kraft and Brian F. Smith of Brian F. Smith and Associates, Inc. and is entitled: "Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester, County of Riverside", dated April 28, 2014.

PDA No. 4851R1 recommends that based on the moderate density of cultural resources surrounding the project, there is a potential that buried archaeological deposits are present within the project boundaries. Cultural resource monitoring is recommended as a mitigation requirement. (COA 60.PLANNING 019) Therefore, the project is less than significant with mitigation incorporated.

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.1) 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.

Mitigation: An Archeological Monitor shall be present during grading activities (COA 60.PLANNING 02).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a high potential for paleontological resources. A Paleontologist shall be retained to develop a plan to monitor any ground disturbing activities. (COA 60.PLANNING.1) Therefore, the project is less than significant with mitigation incorporated.

Mitigation: A Paleontologist shall be retained to develop a plan to monitor any ground disturbing activities. (COA 60.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS Database, no potential for liquefaction exists for the site. Therefore, there is no significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

The subject property is relatively flat and therefore not subject to landslide risk. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?	☐	☐	☐	☒

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

Findings of Fact:

a) According to GIS Database, the site not located in a subsidence area. Therefore, there is no significant impact.

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
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Project Application Materials, County Geologist review

a) The project site is not located near large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

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?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-b) The project site is relatively flat with a gentle slope towards the west. No change in topography or cut/fill slopes are proposed. Therefore, there are no impacts.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 waste water?	☐	☐	☐	☒

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project will not have septic or sewer systems, therefore there is no impact.

Mitigation: No mitigation measures are required.

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?	☐	☐	☒	☐

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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
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 Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Source: Project application materials

Findings of Fact:

a) The proposed project would operate unsupervised, and would require an estimated three site visits per month for equipment and landscape maintenance. These trips would not generate substantial operational GHG emissions, and thus operational impacts would be less than significant.

Construction activities would generate GHG emissions from fuel combustion associated with heavy construction equipment operation. Project-related construction emissions are confined to a relatively short period of time (approximately 3 months) relative to the overall life of the proposed project. Therefore, construction-related GHG emissions were amortized over a 30-year period to determine annual construction-related GHG emissions over the life of the project. As shown in Table 1, the combined annual GHG emissions associated with the proposed project would be 5.3 metric tons. This is less than the proposed SCAQMD threshold of 3,000 metric tons per year; therefore, impacts would be less than significant.

Table 1
Estimated Emissions of Greenhouse Gases

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

Emission Source	Annual Emissions (metric tons CO2E)
Construction (amortized over 30 years)	5.3

Sources: Emissions reported are from CalEEMod mitigated construction and operational data. See Appendix A for calculations.

b) The proposed project consists of constructing a solar energy generation facility and associated infrastructure. The project does not include residential, commercial, or industrial development that would generate ongoing operational GHG emissions. The development of solar energy facilities supports efforts to reduce GHG emissions statewide by reducing dependency on GHG-producing energy sources such as natural gas and coal. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

a-b, d) The proposed project would not require the use or storage of hazardous materials during construction or operation. The project consists of solar energy generating facility and associated infrastructure improvements, and does not include manufacturing or other activities that would involve the routine use, handling, storage, or transport of hazardous materials. The school nearest to the

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

project site is Winchester Elementary School, located approximately 0.8 mile to the southwest. No impact would occur.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur.

e) Based on a review of available databases listing known hazard sites (Geotracker *geotracker.waterboards.ca.gov/ and* Envirostor *dtsc.ca.gov/database*) there is no evidence of a hazardous environmental condition on the project site. The proposed project does not involve residential or commercial development and upon completion of project construction, the site would be unoccupied. Personnel would visit 2-3 times per month to perform maintenance and landscaping work. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

	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.

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 Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:

a) The project is not located within a hazardous fire area. The Fire Department has issued typical conditions of approval that are required by the building code. These conditions are not considered mitigation measures for CEQA purposes. The project site and surrounding properties are agricultural lands or large lot residential. There are no wildlands in the vicinity of the project. Therefore the impact is less than significant.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☒	☐	☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Conditional Use Permit 03698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility on an approximately 10-acre site. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. Parcel Map 36611, Public Use Permit 921 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

As stated in the Flood Hazard Report for PM 36611, the site is subject to sheet flow flooding and the finished floor of all structures shall be elevated 18-inches above the highest adjacent ground. The bottom of the solar panels shall also have an 18-inch clearance above the adjacent ground. The fencing is set back from the property line and should not result in blocking flows or any ponding onto the adjacent properties. However, a storm of unusual magnitude could cause some damage. Chain link, agricultural or wrought iron is acceptable fencing. No solid block or masonry walls shall be allowed.

A Condition of Approval for PM 36611 requires the southerly 54.50-foot of the site be dedicated to the public for the future construction of Line C of the Winchester Master Drainage Plan. No permanent structures, utilities or underground storage tanks shall be permitted within this dedicated area.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. A flood mitigation fee will be assessed for this project and is payable prior to the issuance of any grading or building permits.

a) The proposed project will 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. Therefore, there will be a less than significant impact.

b) The project will not violate any water quality standards or waste discharge requirements. Therefore, there will be a less than significant impact.

c) The project will be served by piped water and will not 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. Therefore there will be no impact.

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

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will include new stormwater Treatment Control Best Management Practices (BMPs), there are two stormwater infiltration basins proposed, one the south side of Oxbow drive and the second across the southern portion of the site running parallel to the railroad right of way. The operation of which will not result in significant environmental effects due to the size and depth of these BMPs. The BMPs are mitigation, and therefore the impact is less than significant with mitigation.

Mitigation: The project has been conditioned for both drainage easements and stormwater BMPs.

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

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?	☐	☒	☐	☐
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 water body?	☐	☐	☒	☐

Source: 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

Findings of Fact:

Conditional Use Permit 03698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility on an approximately 10-acre site. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. Parcel Map 36611, Public Use Permit 921 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

As stated in the Flood Hazard Report for PM 36611, the site is subject to sheet flow flooding and the finished floor of all structures shall be elevated 18-inches above the highest adjacent ground. The bottom of the solar panels shall also have an 18-inch clearance above the adjacent ground. The fencing is set back from the property line and should not result in blocking flows or any ponding onto the adjacent properties. However, a storm of unusual magnitude could cause some damage. Chain link, agricultural or wrought iron is acceptable fencing. No solid block or masonry walls shall be allowed.

A Condition of Approval for PM 36611 requires the southerly 54.50-foot of the site be dedicated to the public for the future construction of Line C of the Winchester Master Drainage Plan. No permanent structures, utilities or underground storage tanks shall be permitted within this dedicated area.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. A flood mitigation fee will be assessed for this project and is payable prior to the issuance of any grading or building permits.

a) The project will not 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. The project will have no significant impact.

b) There will be changes in absorption rates and the rate and amount of surface runoff as a result of the project on site, but with the storm water BMPs there will be a net reduction of surface runoff in most years, and a continuation of the existing condition in a year of heavy rainfall. The BMPs are mitigation, and therefore the impact is less than significant with mitigation.

c) 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 (Dam Inundation Area). The project will have no significant impact.

d) The project will not cause changes in the amount of surface water in any water body. The project will have no significant impact.

Mitigation: The project has been conditioned for both drainage easements and stormwater BMPs.

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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) The project will provide electrical power in support of the existing and future residential uses in the area. A less than significant impact is anticipated.

b) The project is not located within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no 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 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 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) The proposed project is currently zoned Rural Residential (R-R). The project is proposing a change of zone to Regulated Development Areas (R-D), which is compatible with the site's current General Plan designation Low Density Residential (LDR) in the Community Development Foundation. The R-D zone has Solar Power Plant as a listed as a permitable use with a Conditional Use Permit. As that the project will have a zone that allows the use after the approval of the zone change, no significant impact is anticipated.

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

b) The site is surrounded by land which is zoned Rural Residential (R-R) to the north, east, and west and Mobile Home Subdivision – Rural 2 ½ acre minimum (R-T-R-2 1/2) to the south. All of which are residential zones, which the R-D zone is a residential zone with additional permitable uses added to support residential uses. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) Vacant land and single family residences exist within the vicinity of the project. The project site will be surrounded by landscaping and will have no activity occurring within or without the project site, thus giving the appearance consistent with residential character of the site. The intent of the project is to provide local electrical power, and as such will be used to service the existing residents in the area. No significant impact is anticipated.

d) The project is in the Community Development Foundation Component of the Riverside County General Plan and has a General Plan Designation of Low Density Residential (LDR). The LDR designation is consistent with the proposed R-D zoning classification. The proposed project is also located within the Highway 79 Policy area which requires a maximum density of midpoint of the existing designation minus 9%, as that the CUP is not proposing any units; there is no conflict with this policy. The proposed project is consistent with the land use policy of the General Plan in the Harvest Valley/Winchester Area Plan.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would

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

constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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 Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise 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 ☒ 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 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project is an unmanned electric generation facility. The project will have no impact.

b) The project is an unmanned electric generation facility. The project will have no impact.

	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.

31. Railroad Noise NA ☐ A ☒ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project is an unmanned electric generation facility. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is an unmanned electric generation facility. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ambient noise levels in the project vicinity above levels existing without the project?				
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?	☐	☐	☒	☐

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
businesses) or indirectly (for example, through extension of roads or other infrastructure)?				

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on one of the parcels, no displacement of existing housing will occur.

b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The site is not located in a County Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) The project will not induce substantial population growth in the area.

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

Findings of Fact: 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.33) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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.

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.33) 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: Murrieta Valley Unified School District correspondence, GIS database

Findings of Fact: 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 Hemet 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.22) 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.

39. Libraries ☐ ☐ ☒ ☐

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.33) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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.

40. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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)?	☐	☐	☐	☒

Source: 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

Findings of Fact:

a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.

c) The project site is not located within a C.S.A. The project is within the Valley Wide Recreation and Park District. The project is an industrial energy generation facility and therefore not subject to Quimby fees. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there are no impacts.

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.

42. Recreational Trails	☐	☐	☒	☐

Source: Riverside County General Plan, Figure C-7

Findings of Fact: Tentative Parcel Map No.36611 has been conditioned to have a trail. (COA 10.PARKS.1) The trail shall comply with transportation standard No. 405 which provides a 26 foot parkway and within that parkway a 10 foot multipurpose trail. This is part of a dedication of right of way to the Transportation department that Tentative Parcel Map No.36611 was conditioned for. CUP03698 does not have any actual frontage on Grand Ave and as a result will not have a direct impact on the trail. Therefore the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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 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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety	☐	☐	☐	☒

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

of such facilities?

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.

c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) The project site will have no impact on circulation altering waterborne, rail or air traffic.

e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	☐	☐	☒	☐

Source: Riverside County General Plan, Figure C-7

Findings of Fact: Tentative Parcel Map No.36611 has been conditioned to have a trail. (COA 10.PARKS.1) The trail shall comply with transportation standard No. 405 which provides a 26 foot parkway and within that parkway a 10 foot multipurpose trail. This is part of a dedication of right of way to the Transportation department that Tentative Parcel Map No.36611 was conditioned for.

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

CUP03698 does not have any actual frontage on Grand Ave and as a result will not have a direct impact on the trail. Therefore the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 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 frontage of Grand Avenue will be served by the Eastern Municipal Water District (EMWD) with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The project does have landscaping and will require water, but not treated water. The applicant will either connect to the water on Grand Avenue or dig a well on site. The estimated cost of putting in a well is less than connecting to the water on Grand Avenue and is likely the preferred option for the applicant. The impact is less than significant.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. The impact is less than significant.

Mitigation: No mitigation measures are required.

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 treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected	☐	☐	☐	☒

	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 (DEH) Review

Findings of Fact:

a-b) The project is an unmanned solar electricity generation facility, the project proposes no wastewater systems. Therefore, the project will have no impact.

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?	☐	☐	☒	☐
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 County Waste Management District correspondence

Findings of Fact:

The project site is unmanned and is not anticipated to generate any waste beyond construction and decommissioning. The Riverside County Waste Management Department has reviewed the project and condition the project for compliance for construction wastes and compliance for the decommissioning of the project site once the use has completed its life.

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. 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. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

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: Staff review

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
eliminate important examples of the major periods of California history or prehistory?				

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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.

51.	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)?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: 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.

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Appendix A

CalEEMod Air Quality and Greenhouse Gas Emissions Model Results

Ecos Solar

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Industrial	1.00	User Defined Unit	7.88	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2014
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Acreage

Construction Phase - Adjustments to schedule

Off-road Equipment - Adjusted equipment

Off-road Equipment - Adjusted equipment

Trips and VMT - *

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	NumDays	230.00	30.00
tblConstructionPhase	NumDays	20.00	1.00

tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	10.00	1.00
tblConstructionPhase	PhaseEndDate	3/30/2015	10/3/2015
tblConstructionPhase	PhaseEndDate	3/26/2015	3/28/2015
tblConstructionPhase	PhaseEndDate	1/30/2015	2/12/2015
tblConstructionPhase	PhaseEndDate	2/12/2015	2/14/2015
tblConstructionPhase	PhaseEndDate	2/16/2015	1/29/2015
tblConstructionPhase	PhaseStartDate	3/29/2015	10/1/2015
tblConstructionPhase	PhaseStartDate	2/13/2015	2/15/2015
tblConstructionPhase	PhaseStartDate	1/30/2015	2/12/2015
tblConstructionPhase	PhaseStartDate	1/2/2015	1/4/2015
tblConstructionPhase	PhaseStartDate	2/15/2015	1/29/2015
tblGrading	AcresOfGrading	0.50	10.00
tblLandUse	LotAcreage	0.00	7.88
tblOffRoadEquipment	HorsePower	400.00	130.00
tblOffRoadEquipment	HorsePower	171.00	46.00
tblOffRoadEquipment	LoadFactor	0.38	0.36
tblOffRoadEquipment	LoadFactor	0.42	0.45
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblTripsAndVMT	WorkerTripNumber	20.00	15.00
tblTripsAndVMT	WorkerTripNumber	0.00	15.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.1240	1.2142	0.7829	1.1500e-003	0.0226	0.0634	0.0860	8.5800e-003	0.0586	0.0671	0.0000	107.9357	107.9357	0.0309	0.0000	108.5847
Total	**0.1240**	**1.2142**	**0.7829**	**1.1500e-003**	**0.0226**	**0.0634**	**0.0860**	**8.5800e-003**	**0.0586**	**0.0671**	**0.0000**	**107.9357**	**107.9357**	**0.0309**	**0.0000**	**108.5847**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.1240	1.2142	0.7829	1.1500e-003	0.0226	0.0634	0.0860	8.5800e-003	0.0586	0.0671	0.0000	107.9355	107.9355	0.0309	0.0000	108.5846
Total	**0.1240**	**1.2142**	**0.7829**	**1.1500e-003**	**0.0226**	**0.0634**	**0.0860**	**8.5800e-003**	**0.0586**	**0.0671**	**0.0000**	**107.9355**	**107.9355**	**0.0309**	**0.0000**	**108.5846**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/1/2015	5	1	
2	Paving	Paving	1/4/2015	2/14/2015	5	30	
3	Site Preparation	Site Preparation	1/29/2015	1/29/2015	5	1	
4	Grading	Grading	2/12/2015	2/12/2015	5	1	
5	Building Construction	Building Construction	2/15/2015	3/28/2015	5	30	
6	Architectural Coating	Architectural Coating	10/1/2015	10/3/2015	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Paving	Off-Highway Trucks	2	8.00	130	0.36
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Rubber Tired Dozers	1	8.00	255	0.40
Paving	Trenchers	1	8.00	80	0.50
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	0	7.00	226	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Off-Highway Trucks	2	8.00	400	0.38
Building Construction	Other Construction Equipment	1	8.00	46	0.45
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2500e-003	0.0242	0.0180	2.0000e-005		1.2300e-003	1.2300e-003		1.1400e-003	1.1400e-003	0.0000	1.8721	1.8721	5.1000e-004	0.0000	1.8827
Total	**2.2500e-003**	**0.0242**	**0.0180**	**2.0000e-005**		**1.2300e-003**	**1.2300e-003**		**1.1400e-003**	**1.1400e-003**	**0.0000**	**1.8721**	**1.8721**	**5.1000e-004**	**0.0000**	**1.8827**

3.2 Demolition - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0727
Total	**3.0000e-005**	**4.0000e-005**	**4.2000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0726**	**0.0726**	**0.0000**	**0.0000**	**0.0727**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2500e-003	0.0242	0.0180	2.0000e-005		1.2300e-003	1.2300e-003		1.1400e-003	1.1400e-003	0.0000	1.8721	1.8721	5.1000e-004	0.0000	1.8827
Total	**2.2500e-003**	**0.0242**	**0.0180**	**2.0000e-005**		**1.2300e-003**	**1.2300e-003**		**1.1400e-003**	**1.1400e-003**	**0.0000**	**1.8721**	**1.8721**	**5.1000e-004**	**0.0000**	**1.8827**

3.2 Demolition - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0727
Total	**3.0000e-005**	**4.0000e-005**	**4.2000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0726**	**0.0726**	**0.0000**	**0.0000**	**0.0727**

3.3 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0628	0.6685	0.4443	5.3000e-004		0.0367	0.0367		0.0337	0.0337	0.0000	50.7315	50.7315	0.0152	0.0000	51.0496
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0628**	**0.6685**	**0.4443**	**5.3000e-004**		**0.0367**	**0.0367**		**0.0337**	**0.0337**	**0.0000**	**50.7315**	**50.7315**	**0.0152**	**0.0000**	**51.0496**

3.3 Paving - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
Total	**8.6000e-004**	**1.2600e-003**	**0.0127**	**3.0000e-005**	**2.4700e-003**	**2.0000e-005**	**2.4900e-003**	**6.6000e-004**	**2.0000e-005**	**6.7000e-004**	**0.0000**	**2.1775**	**2.1775**	**1.1000e-004**	**0.0000**	**2.1797**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0628	0.6685	0.4443	5.3000e-004		0.0367	0.0367		0.0337	0.0337	0.0000	50.7315	50.7315	0.0152	0.0000	51.0495
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0628**	**0.6685**	**0.4443**	**5.3000e-004**		**0.0367**	**0.0367**		**0.0337**	**0.0337**	**0.0000**	**50.7315**	**50.7315**	**0.0152**	**0.0000**	**51.0495**

3.3 Paving - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
Total	**8.6000e-004**	**1.2600e-003**	**0.0127**	**3.0000e-005**	**2.4700e-003**	**2.0000e-005**	**2.4900e-003**	**6.6000e-004**	**2.0000e-005**	**6.7000e-004**	**0.0000**	**2.1775**	**2.1775**	**1.1000e-004**	**0.0000**	**2.1797**

3.4 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.0300e-003	0.0000	9.0300e-003	4.9700e-003	0.0000	4.9700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6300e-003	0.0284	0.0213	2.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	1.8651	1.8651	5.6000e-004	0.0000	1.8768
Total	**2.6300e-003**	**0.0284**	**0.0213**	**2.0000e-005**	**9.0300e-003**	**1.5400e-003**	**0.0106**	**4.9700e-003**	**1.4200e-003**	**6.3900e-003**	**0.0000**	**1.8651**	**1.8651**	**5.6000e-004**	**0.0000**	**1.8768**

3.4 Site Preparation - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	5.0000e-005	5.1000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872
Total	**3.0000e-005**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0871**	**0.0871**	**0.0000**	**0.0000**	**0.0872**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.0300e-003	0.0000	9.0300e-003	4.9700e-003	0.0000	4.9700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6300e-003	0.0284	0.0213	2.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	1.8651	1.8651	5.6000e-004	0.0000	1.8768
Total	**2.6300e-003**	**0.0284**	**0.0213**	**2.0000e-005**	**9.0300e-003**	**1.5400e-003**	**0.0106**	**4.9700e-003**	**1.4200e-003**	**6.3900e-003**	**0.0000**	**1.8651**	**1.8651**	**5.6000e-004**	**0.0000**	**1.8768**

3.4 Site Preparation - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	5.0000e-005	5.1000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872
Total	**3.0000e-005**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0871**	**0.0871**	**0.0000**	**0.0000**	**0.0872**

3.5 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.3100e-003	0.0000	8.3100e-003	2.2300e-003	0.0000	2.2300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0202	0.0133	1.0000e-005		1.1600e-003	1.1600e-003		1.0700e-003	1.0700e-003	0.0000	1.4193	1.4193	4.2000e-004	0.0000	1.4282
Total	**1.9200e-003**	**0.0202**	**0.0133**	**1.0000e-005**	**8.3100e-003**	**1.1600e-003**	**9.4700e-003**	**2.2300e-003**	**1.0700e-003**	**3.3000e-003**	**0.0000**	**1.4193**	**1.4193**	**4.2000e-004**	**0.0000**	**1.4282**

3.5 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0727
Total	**3.0000e-005**	**4.0000e-005**	**4.2000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0726**	**0.0726**	**0.0000**	**0.0000**	**0.0727**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.3100e-003	0.0000	8.3100e-003	2.2300e-003	0.0000	2.2300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0202	0.0133	1.0000e-005		1.1600e-003	1.1600e-003		1.0700e-003	1.0700e-003	0.0000	1.4193	1.4193	4.2000e-004	0.0000	1.4282
Total	**1.9200e-003**	**0.0202**	**0.0133**	**1.0000e-005**	**8.3100e-003**	**1.1600e-003**	**9.4700e-003**	**2.2300e-003**	**1.0700e-003**	**3.3000e-003**	**0.0000**	**1.4193**	**1.4193**	**4.2000e-004**	**0.0000**	**1.4282**

3.5 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0727
Total	**3.0000e-005**	**4.0000e-005**	**4.2000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0726**	**0.0726**	**0.0000**	**0.0000**	**0.0727**

3.6 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0522	0.4677	0.2572	5.0000e-004		0.0226	0.0226		0.0209	0.0209	0.0000	47.2052	47.2052	0.0140	0.0000	47.4996
Total	**0.0522**	**0.4677**	**0.2572**	**5.0000e-004**		**0.0226**	**0.0226**		**0.0209**	**0.0209**	**0.0000**	**47.2052**	**47.2052**	**0.0140**	**0.0000**	**47.4996**

3.6 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
Total	**8.6000e-004**	**1.2600e-003**	**0.0127**	**3.0000e-005**	**2.4700e-003**	**2.0000e-005**	**2.4900e-003**	**6.6000e-004**	**2.0000e-005**	**6.7000e-004**	**0.0000**	**2.1775**	**2.1775**	**1.1000e-004**	**0.0000**	**2.1797**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0522	0.4677	0.2572	5.0000e-004		0.0226	0.0226		0.0209	0.0209	0.0000	47.2052	47.2052	0.0140	0.0000	47.4995
Total	**0.0522**	**0.4677**	**0.2572**	**5.0000e-004**		**0.0226**	**0.0226**		**0.0209**	**0.0209**	**0.0000**	**47.2052**	**47.2052**	**0.0140**	**0.0000**	**47.4995**

3.6 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2 5	Exhaust PM2 5	PM2 5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
Total	**8.6000e-004**	**1.2600e-003**	**0.0127**	**3.0000e-005**	**2.4700e-003**	**2.0000e-005**	**2.4900e-003**	**6.6000e-004**	**2.0000e-005**	**6.7000e-004**	**0.0000**	**2.1775**	**2.1775**	**1.1000e-004**	**0.0000**	**2.1797**

3.7 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2 5	Exhaust PM2 5	PM2 5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-004	2.5700e-003	1.9000e-003	0.0000		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004	0.0000	0.2553	0.2553	3.0000e-005	0.0000	0.2560
Total	**4.1000e-004**	**2.5700e-003**	**1.9000e-003**	**0.0000**		**2.2000e-004**	**2.2000e-004**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.2553**	**0.2553**	**3.0000e-005**	**0.0000**	**0.2560**

3.7 Architectural Coating - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2 5	Exhaust PM2 5	PM2 5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2 5	Exhaust PM2 5	PM2 5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-004	2.5700e-003	1.9000e-003	0.0000		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004	0.0000	0.2553	0.2553	3.0000e-005	0.0000	0.2560
Total	**4.1000e-004**	**2.5700e-003**	**1.9000e-003**	**0.0000**		**2.2000e-004**	**2.2000e-004**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.2553**	**0.2553**	**3.0000e-005**	**0.0000**	**0.2560**

3.7 Architectural Coating - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
User Defined Industrial	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Industrial	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.466361	0.070248	0.175019	0.170752	0.044803	0.007511	0.012464	0.040207	0.001012	0.001075	0.006379	0.000925	0.003245

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2 5	Exhaust PM2 5	PM2 5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2 5	Exhaust PM2 5	PM2 5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2 5	Exhaust PM2 5	PM2 5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Unmitigated	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Total	**0.0000**	**0.0000**	**1.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Total	**0.0000**	**0.0000**	**1.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for construction and use of a 1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility on an approximately 10 acre parcel.

The Photovoltaic panels will be on a ground-mounted fixed-tilt racking system. The PV panels will be installed approximately four feet off the ground and have tilt height of appoximately 7 feet.

A single equipment skid will be installed in a central location in the solar power plant to house the electrical equipment for the Project including the inverters, transformer, protection equipment, and monitoring/communications equipment.

The Project is commonly referred to as the Diamond Valley Solar Project and includes the following associated cases: Public Use Permit No. 921, Change of Zone No. 7813, and Development Agreement No 80.

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,

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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 Conditional Use Permit No. 3698 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3698, Exhibit A, dated 8-7-14.

APPROVED EXHIBIT L= Conditional Use Permit No. 3698, Exhbit L, pages 1-10, dated 8-7-14.

The words or any combination thereof identified in the following list that appear in the attached conditions of Conditional Use Permit No. 3698 shall be considered equivalent and are identified as follows:

Applicant/Permitee, Permit Holder/Permitee, Applicant, Permit Holder, Permit Holder's, Developer.

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.

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT RECOMMND

The use approved under Conditional Use Permit No. 3698 shall not be effective until Development Agreement No. 80

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

10. GENERAL CONDITIONS

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT (cont.) RECOMMND

is effective. All use of Conditional Use Permit No. 3698 shall be done in strict compliance with the provisions of Development Agreement No. 80 and these conditions of approval.

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. 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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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 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.

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10. GENERAL CONDITIONS

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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK RECOMMND

Where Riverside County has jurisdiction, the applicant shall obtain all required building permits from the Building Department.

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 new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

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

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK (cont.) RECOMMND

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, structure, or equipment. In residential applications, each separate structure will require a separate building permit

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

A noise study is not required based upon the submitted diagram, zoning and the proposed solar facility. However, this facility shall be required to comply with 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 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.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturer's standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest to the project site.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

project construction.

For any questions, please contact the Office of Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination or the presence of naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Environmental Cleanups Programs at (951)955-8982 for further information.

FIRE DEPARTMENT

10.FIRE. 1 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. 2 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be manual or 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility on an approximately 10-acre site. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

to the AT&SF Railroad right of way. Parcel Map 36611, Public Use Permit 921 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

As stated in the Flood Hazard Report for PM 36611, the site is subject to sheet flow flooding and the finished floor of all structures shall be elevated 18-inches above the highest adjacent ground. The bottom of the solar panels shall also have an 18-inch clearance above the adjacent ground. The fencing is set back from the property line and should not result in blocking flows or any ponding onto the adjacent properties. However, a storm of unusual magnitude could cause some damage. Chain link, agricultural or wrought iron is acceptable fencing. No solid block or masonry walls shall be allowed.

A Condition of Approval for PM 36611 requires the southerly 54.50-foot of the site be dedicated to the public for the future construction of Line C of the Winchester Master Drainage Plan. No permanent structures, utilities or underground storage tanks shall be permitted within this dedicated area.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. A flood mitigation fee will be assessed for this project and is payable prior to the issuance of any grading or building permits.

10.FLOOD RI. 2 USE DEDICATE R/W-NO STRUCTURES RECOMMND

The proposed alignment for Line C of the Winchester MDP is along the southerly boundary of the site. The dedicated right of way required is 54.50-feet. This area shall be dedicated to the public for drainage purposes. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18-inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation. The bottom of the solar panels shall

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR (cont.) RECOMMND

also have an 18-inch clearance above the adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

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 by the Coroner within the period specified by law (24 hours) . 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. 2 USE - GEO02370 RECOMMND

County Geologic Report (GEO) No. 2370, submitted for this project (PM36611, CUP03698, CZ07813 and PUP00921) was prepared by RCH Engineering, Inc. and is entitled: "Preliminary Geotechnical Soils Evaluation", dated September 3, 2013. In addition, RCH submitted "Review Comments Dated April 24, 2014 for Preliminary Geotechnical Soils Evaluation for the Site Located at 33725 Grand Avenue, Winchester, California, Assessor's parcel Number 463-040-018, Riverside County,. County Geologic Report No. 2370.", dated May 14, 2014. This document is herein incorporated as a part of GEO02370.

GEO02370 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - GEO02370 (cont.) RECOMMND

1.No active faults are known to traverse the subject site.

2.The site has a nil potential for liquefaction.

3. A negligible amount of seismic-induced settlement is anticipated.

4.There is a potential for hydro-consolidation at a level of approximately 3 feet below ground surface.

5.Landslides were not observed on or near the subject site.

GEO02370 recommended:

1.A deep foundation that will be embedded more than 3 feet.

2.The panels are to be supported by Cablofil W6x8.5 steel I-beams that have a minimum embedment depth of 8.5 feet below ground.

GEO No. 2370 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2370 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 3 REN ENG - UTILITY COORDINATION RECOMMND

The developer/permit holder shall ensure all distribution lines, transmission lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 4 REN ENG - FUTURE INTERFERENCE RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any

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10. GENERAL CONDITIONS

10.PLANNING. 4 REN ENG - FUTURE INTERFERENCE (cont.) RECOMMND

communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 5 REN ENG - REPLACE OR MODIFY RECOMMND

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

Any changes, refinements or amendments to the existing development approvals granted under Conditional Use Permit No. 3698 shall be processed in accordance with the terms of Section 3.4 of Development Agreement No. 80.

10.PLANNING. 6 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 7 REN ENG - PRODUCTION MONITORIN RECOMMND

The developer/permit holder shall monitor the solar power plant's power production, including the power production for each array or power block and ensure systems are in place to continue monitoring throughout the life of the permit from the time the facility is connected to the grid and begins selling power. A report of the solar power plant's power production shall be produced within fourth-five (45) days from the date the developer/permit holder receives the request from the County.

10.PLANNING. 8 REN ENG - NO FINAL NO CONNECT RECOMMND

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing.

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10. GENERAL CONDITIONS

10.PLANNING. 8 REN ENG - NO FINAL NO CONNECT (cont.) RECOMMND

The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

10.PLANNING. 9 USE - SOLAR PROJECTS RECOMMND

1.The applicant shall maintain re-vegetated surfaces until a self-sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation. No new disturbance shall be created during operations without prior approval from the County.

2.Interim restoration shall be undertaken during the operating life of the project as soon as possible after disturbances.

3.Painted facilities shall be kept in good repair and repainted when color fades or flakes.

4.The color treatment method used to reduce visual contrast between the backs or non-energy gathering side of the solar panels and the landscape setting shall be kept in good repair, and repaired/retreated when it no longer effectively reduces the visual contrast.

5.Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

10.PLANNING. 10 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. 11 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

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 12 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. 18 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. 24 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. 26 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. 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. 28 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. 28 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 29 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. 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.

10.PLANNING. 36 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.

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10. GENERAL CONDITIONS

10.PLANNING. 37 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.

10.PLANNING. 42 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.

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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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 - SUBMIT FINAL WQMP 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 guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

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 criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed 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 measures.

10.TRANS. 5 USE - LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;

2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;

3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LANDSCAPE RQMTS (LS) (cont.) RECOMMND

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation 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.

10.TRANS. 6 USE - 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3698 shall be effective the date that Development Agreement No. 80 is effective and shall continue for a period of thirty years thereafter, approximately December 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever unless the permit and Development Agreement have been extended pursuant to the provisions of Development Agreement No. 80 and the "Existing Land Use Regulations" referenced in Development Agreement No. 80.

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP (cont.) RECOMMND

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.

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 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. 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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

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 n 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. 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.

60.BS GRADE. 15 USE - IF WQMP IS REQUIRED RECOMMND

If a Water Quality Management Plan is required, the owner / applicant shall submit to the Building & Safety Department

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 USE - IF WQMP IS REQUIRED (cont.) RECOMMND

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.

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 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.

60.EPD. 2 EPD-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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD-MBTA SURVEY (cont.) RECOMMND

shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE DEDICATE R/W-NO STRUCTURES RECOMMND

The proposed alignment for Line C of the Winchester MDP is along the southerly boundary of the site. The dedicated right of way required is 54.50-feet. This area shall be dedicated to the public for drainage purposes. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

A copy of the improvement and grading plans shall be submitted to the District for feview. 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. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Salt Creek Channel 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE MITCHARGE (cont.) RECOMMND

Conditional Use Permit 03698 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 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 1.0-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.

60.FLOOD RI. 5 USE NO FLOW BLOCKING FENCING RECOMMND

No solid block or masonry walls shall be allowed for the perimeter fencing. Chain link, agricultural or wrought iron fencing is acceptable.

PLANNING DEPARTMENT

60.PLANNING. 1 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 USE - GRADING MONITORING PROG RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project. The Monitoring Plan shall include, but shall not be limited to, the following guidelines:
(1) The applicant/developer shall contract with a Native American monitor from the appropriate tribal group to be involved with the grading monitoring program.
(2) The County certified archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
(3) The archaeologist shall monitor all areas identified for development including off-site improvements.

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING MONITORING PROG (cont.) RECOMMND

(4) An adequate number of monitors (archaeological and Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor.
(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.
(9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING MONITORING PROG (cont.) (cont.) RECOMMND

form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
(11)Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:
1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
3)The developer/permit applicant shall not be required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR (cont.) RECOMMND

further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 4 USE - CULTURAL RESOURCE PRO RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.
Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - CULTURAL RESOURCE PRO (cont.) RECOMMND

cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.
The archaeologist shall also be responsible for preparing the Phase IV monitoring report.
This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 11 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated July 17, 2014, summarized as follows:

Provide a Waste Recycling Plan to Waste Management.

60.PLANNING. 12 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 10 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 - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7813 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 zone

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - REQD APPLICATIONS (1) (cont.) RECOMMND

ultimately applied to the property.

60.PLANNING. 15 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3698, 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 - 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.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.6.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT PLANS RECOMMND

The project specific Final WQMP, 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 Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 5 USE - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - PHASE IV REPORT RECOMMND

ARCHAEOLOGICAL MONITORING REPORT SUBMITTAL:
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.
The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 3 USE - REQ APPLICATIONS RECOMMND

No grading permits shall be finaled until Development Agreement No. 80 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 zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

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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

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE DEDICATE R/W-NO STRUCTURES RECOMMND

The proposed alignment for Line C of the Winchester MDP is along the southerly boundary of the site. The dedicated

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE DEDICATE R/W-NO STRUCTURES (cont.) RECOMMND

right of way required is 54.50-feet. This area shall be dedicated to the public for drainage purposes. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

A copy of the improvement and grading plans shall be submitted to the District for review. 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. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Salt Creek Channel 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 03698 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 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 1.0-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.

80.FLOOD RI. 5 USE NO FLOW BLOCKING FENCING RECOMMND

No solid block or masonry walls shall be allowed for the perimeter fencing. Chain link, agricultural or wrought iron fencing is acceptable.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 REN ENG - REMEDIATION BONDING RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in a form and amount acceptable to the County in the County's sole discretion to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, PV panels, towers, transformers, inverters and cables.
The amount shall be as specified and agreed upon in an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County.

The bond shall be held for life of the permit, but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein.

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

80.PLANNING. 4 USE- DECOM RECLMTN PLAN SOLAR RECOMMND

Prior to the issuance of a building permit, a Decommissioning and Site Reclamation Plan shall be developed by the applicant and approved by the Planning Department. The plan shall require that all aboveground and near-ground structures be removed. Some structures shall be removed only to a level below the ground surface that will allow reclamation/restoration. Topsoil from all decommissioning activities shall be salvaged and reapplied during final reclamation. The plan shall include provisions for monitoring and determining compliance with the plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE- DECOM RECLMTN PLAN SOLAR (cont.) RECOMMND

The Plan shall include the following elements:

1.A preconstruction survey of existing conditions to establish the baseline that will be restored to.

2.A maintenance plan for the life of the project.

3. Concurrence with the Waste Management Letter dated July 17, 2014.

80.PLANNING. 5 USE- LIGHTING PLANS SOLAR (1) RECOMMND

Prior to the issuance of a building permit, a solar power plant lighting plan shall prepared by the applicant, and approved by the Planning Department, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.

Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.

80.PLANNING. 18 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Change of Zone No. 7813 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 zone ultimately applied to the property.

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 7-17-14, summarized as follows:

Provide a Waste Recycling Plan to Waste Management.

80.PLANNING. 22 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 23 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. 24 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3698, 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance 461.

80.TRANS. 2 USE - CORNER CUT-BACK I/SUR 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

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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) Landscaping.

(2) Streetlights.

(3) 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 streetlight 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LANDSCAPING (cont.) RECOMMND

Transportation Department.

Landscaping plans shall be 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.

80.TRANS. 6 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. 7 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;

2) Weather-based controllers and necessary components to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

eliminate water waste;

3) A copy of the "stamped" approved grading plans;

4) Emphasis on native and drought tolerant plant 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,

The Transportation Department shall clear this condition.

80.TRANS. 8 USE - LANDSCAPE SECURITY (LS) 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 Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

NOTE: A cash security shall be required when the estimated

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

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.TRANS. 9 USE - LNDSCP PROJ SPECIFIC COA RECOMMND

In addition to the requirements of the landscape and irrigation plan submittal, the following project specific conditions shall be imposed:

a. In lieu of water meter, Applicant/Owner/Project is to install a County Approved Water Well(permit required) Water Tank, and associated irrigation components for a complete, functional, and automatic irrigation system.

b. Landscape Plans to be submitted on Transportation Department Standard Title Block

c. Project is to use Transportation Department Standard Planting and Irrigation Details

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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. Precise grade inspection of entire permit area.

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

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

following:

1.Requesting and obtaining approval of all required grading inspections.

2.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.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE -IF A WQMP IS REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1.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.

2.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.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.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.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-40BC and signage. Fire Extinguishers located outdoors shall be in cabinets.

PLANNING DEPARTMENT

90.PLANNING. 2 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 3 REN ENG - CLEAR CONST. AREA RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 REN ENG - CLEAR CONST. AREA (cont.) RECOMMND

construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 5 USE- LIGHTING PLANS SOLAR (2) RECOMMND

Prior to final building permit issuance, the applicant shall provide a report showing compliance with solar power plan lighting plan.

90.PLANNING. 24 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with approved landscaping plan, EXHIBIT L.

90.PLANNING. 27 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 17, 2014, summarized as follows:

Provide proof of compliance with a Waste Recycling Plan to Waste Management.

90.PLANNING. 28 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 10 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - SKR FEE CONDITION (cont.) RECOMMND

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. 32 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection prior 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 Conditional Use Permit No. 3698 is calculated to be 9.73 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. 33 USE - ORD NO. 659 (DIF) RECOMMND

As set forth in Section 4.3 of Development Agreement No. 80, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial development. For that reason, the applicant and the County agree that the application and payment of the Highway 74/79 Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The County and applicant acknowledge and agree that the Project Area acreage use for the computation of Development Impact Fees shall be 10 acres for both Public Use Permit No. 921 and Conditional Use Permit No. 3698. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

Supervisors in place at the time of payment of fees shall be applicable to the Project. 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 Conditional Use Permit No. 3698 has been calculated to be 9.73 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 so long as it does not conflict with the agreed upon terms of Development Agreement No. 80.

90.PLANNING. 34 USE - REQ APPLICATIONS(2) RECOMMND

No building permits shall be finaled until Development Agreement No. 80 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 zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PUP00921.

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.

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 5 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 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 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

CONDITIONAL USE PERMIT Case #: CUP03698 Parcel: 463-040-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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) Street sweeping.

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. 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. 8 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 Grand Avenue median and parkway.

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. 9 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at four-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 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.

90.TRANS. 12 USE - DEDICATION RECOMMND

Oxbow Drive along project boundary is designated Local Road and shall be improved with 24 feet of acceptable aggregate base (0.33' thick) on a 32' graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

90.TRANS. 13 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.

90.TRANS. 14 USE - BMP MAINT AND INSPECTION 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 Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 15 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

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. 16 USE - LNDSCP INSPECTION DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. 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. 17 USE - LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department 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 1-year 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 condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the 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. The Transportation Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18 USE - COMPLY WITH LNDSCP/IRRGT RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect 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 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.

PUBLIC USE PERMIT Case #: PUP00921 Parcel: 463-040-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Public Use Permit No. 921 which proposes to connect a 1.25 MW Photovoltaic Solar Power Plant (CUP03698) to the power grid. The power connection/transmission lines leaves the Solar Power Plant site and will be undergrounded through parcels 3 and 2 of tentative Parcel Map No. 36611, and emerges on the south-east corner of parcel 2, at which time the conduit connects to utility pad located on parcel 2 which will be owned and operated by Southern California Edison (SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge to connect to existing power poles on the eastern side of Grand Avenue. The underground conduit piping to be installed by the applicant will require an encroachment permit from the County and may also require an easement from the County.

The Project is commonly referred to as the Diamond Valley Solar Project and includes the following associated cases: Conditional Use Permit No. 3698, Change of Zone No. 7813, and Development Agreement No 80.

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 PUBLIC 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 PUBLIC 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,

PUBLIC USE PERMIT Case #: PUP00921 Parcel: 463-040-018

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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 Public Use Permit No. 921 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 921, Exhibit A, dated 8-7-14.

The words or any combination thereof identified in the following list that appear in the attached conditions of Public Use Permit No. 921 shall be considered equivalent and are identified as follows:

Applicant/Permittee, Permit Holder/Permittee, Applicant, Permit Holder, Permit Holder's, Developer.

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.

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT RECOMMND

The use approved under Public Use Permit No. 921 shall not be effective until Development Agreement No. 80 is effective. All use of Public Use Permit No. 921 shall be done in strict compliance with the provisions of

PUBLIC USE PERMIT Case #: PUP00921 Parcel: 463-040-018

10. GENERAL CONDITIONS

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT (cont.) RECOMMND

Development Agreement No. 80 and these conditions of approval.

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. 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

PUBLIC USE PERMIT Case #: PUP00921 Parcel: 463-040-018

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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 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.

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10. GENERAL CONDITIONS

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

A noise study is not required based upon the submitted diagram, zoning, and the proposed solar facility. However, this facility shall be required to comply with 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 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. Exception 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, consistent with the manufacturer's standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest to the project site.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

For any questions, please contact the Department of

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

Environmental Health, Office of Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination or the presence of naturally occurring hazardous materials is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Environmental Cleanup Programs at (951) 955-8982 for further information.

10.E HEALTH. 3 USE - UNMANNED FACILITY RECOMMND

Public Use Permit 921 is proposing an unmanned facility without any sanitation facilities (i.e. wastewater plumbing). If sanitation facilities are proposed, the applicant shall contact the Department of Environmental Health at (951) 955-8980 for the requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#25-GATE ENTRANCES RECOMMND

Any 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. 2 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be manual or 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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00921 is a proposal to connect underground power lines from a proposed equipment skid to the existing Southern California Edison electrical transmission lines. The approximately 10-acre site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. Parcel Map 36611, Conditional Use Permit 3698 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

CUP 3698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility, along with an equipment skid and other associated equipment, on this site. PUP 921 is necessary because a portion of the cables transmitting power from the equipment skid to the offsite transmission lines will be crossing the Grand Avenue road rights of way.

The site is subject to sheet flow flooding and the cables should be buried underground sufficiently to be protected from flows and scour. Blockage of flows due to the installation of any utility poles should be minimal. However, a storm of unusual magnitude could cause some damage.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of new impervious surface is negligible and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 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:

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 by the Coroner within the period specified by law (24 hours) . 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. 2 USE - GEO02370 RECOMMND

County Geologic Report (GEO) No. 2370, submitted for this project (PM36611, CUP03698, CZ07813 and PUP00921) was prepared by RCH Engineering, Inc. and is entitled: "Preliminary Geotechnical Soils Evaluation", dated September 3, 2013. In addition, RCH submitted "Review Comments Dated April 24, 2014 for Preliminary Geotechnical Soils Evaluation for the Site Located at 33725 Grand Avenue, Winchester, California, Assessor's parcel Number 463-040-018, Riverside County,. County Geologic Report No. 2370.", dated May 14, 2014. This document is herein incorporated as a part of GEO02370.

GEO02370 concluded:

1.No active faults are known to traverse the subject site.

2.The site has a nil potential for liquefaction.

3. A negligible amount of seismic-induced settlement is anticipated.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - GEO02370 (cont.) RECOMMND

4.There is a potential for hydro-consolidation at a level of approximately 3 feet below ground surface.

5.Landslides were not observed on or near the subject site.

GEO02370 recommended:

1.A deep foundation that will be embedded more than 3 feet.

2.The panels are to be supported by Cablofil W6x8.5 steel I-beams that have a minimum embedment depth of 8.5 feet below ground.

GEO No. 2370 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2370 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

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, 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.

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10. GENERAL CONDITIONS

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. 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.

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,
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

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 36 REN ENG - UTILITY COORDINATION RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 37 REN ENG - FUTURE INTERFERENCE RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 38 REN ENG - REPLACE OR MODIFY RECOMMND

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

10.PLANNING. 39 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 41 REN ENG - NO FINAL NO CONNECT RECOMMND

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for

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10. GENERAL CONDITIONS

10.PLANNING. 41 REN ENG - NO FINAL NO CONNECT (cont.) RECOMMND

construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

10.PLANNING. 42 USE - SOLAR PROJECTS RECOMMND

1.The applicant shall maintain re-vegetated surfaces until a self-sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation. No new disturbance shall be created during operations without prior approval from the County.

2.Interim restoration shall be undertaken during the operating life of the project as soon as possible after disturbances.

3.Painted facilities shall be kept in good repair and repainted when color fades or flakes.

4.Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

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.

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10. GENERAL CONDITIONS

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 - SUBMIT FINAL WQMP 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 guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "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 criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

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 measures.

10.TRANS. 6 USE - 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 USE - ENCRMENT PERMIT FINAL RECOMMND

A cash security deposit will be required by Transportation Department to ensure performance of the conditions of the permit and the replacement or restoration of the highway, including pavement surfaces, ground surfaces, and sub-surfaces within highway rights-of-way, and survey monuments or other improvements that may have been disturbed. Also, the above mentioned deposit will ensure any reports or documentations due by the applicant and/or developer to any department of Riverside County be performed and completed, and that the final reports be submitted to each individual department. The security deposit will not be released until the applicant or developer provides a letter of completion from each department stating that they are satisfied with the project, and that they recommend the project to be finaled.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 921 shall be effective the date that Development Agreement No. 80 is effective and shall continue for a period of thirty years thereafter, approximately December 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever unless the permit and Development Agreement have been extended pursuant to the provisions of Development Agreement No. 80 and the "Existing Land Use Regulations" referenced in Development Agreement No. 80.

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20. PRIOR TO A CERTAIN DATE

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. "Use" is meant the beginning of substantial construction contemplated by this approval within two (2) year period that 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 permitee 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.

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY (cont.) RECOMMND

Safety Department.

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 n 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. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.BS GRADE. 15 USE - IF WQMP IS REQUIRED RECOMMND

If a Water Quality Management Plan is required, 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.

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD-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. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department 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. 1 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 USE - GRADING MONITORING PROG RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project. The Monitoring Plan shall include, but shall not be limited to, the following guidelines:
(1) The applicant/developer shall contract with a Native American monitor from the appropriate tribal group to be involved with the grading monitoring program.
(2) The County certified archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
(3) The archaeologist shall monitor all areas identified

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING MONITORING PROG (cont.) RECOMMND

for development including off-site improvements.
(4) An adequate number of monitors (archaeological and Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor.
(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.
(9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING MONITORING PROG (cont.) (cont.) RECOMMND

necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
(11)Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:
1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR (cont.) RECOMMND

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 4 USE - CULTURAL RESOURCE PRO RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.
Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - CULTURAL RESOURCE PRO (cont.) RECOMMND

for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.
The archaeologist shall also be responsible for preparing the Phase IV monitoring report.
This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 11 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 3.21 acres (gross)(if TPM36611 is recorded, or will need to be recalculated if TPM36611 is not recorded) 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. 13 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7813 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 ultimately applied to the property.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 921, the Planning Department shall determine the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - FEE STATUS (cont.) RECOMMND

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 - 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.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.6.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - SUBMIT PLANS RECOMMND

The project specific Final WQMP, 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 Transportation Department for review and approval. The Final WQMP and plans must receive

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT PLANS (cont.) RECOMMND

Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 5 USE - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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.

70.PLANNING. 2 USE - PHASE IV REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - PHASE IV REPORT (cont.) RECOMMND

associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.
The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 3 USE - REQ APPLICATIONS RECOMMND

No grading permits shall be finaled until Development Agreement No. 80 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 zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT (cont.) RECOMMND

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.

PLANNING DEPARTMENT

80.PLANNING. 13 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Change of Zone No. 7813 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 designation(s) and/or zone(s) ultimately applied to the property.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

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 Public Use Permit No. 921, 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 76-foot half-width right-of-way per County Standard No. 91, Ordinance 461.

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 Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

annexation should include the following:

(1) Landscaping along Grand Avenue.

(2) Streetlights.

(3) 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 streetlight 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 Grand Avenue 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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.Precise grade inspection of entire permit area.

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE- IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1.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.

2.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.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.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.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-40BC and signage. Fire Extinguishers located outdoors shall be in cabinets.

PLANNING DEPARTMENT

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.) RECOMMND

anticipated to be 3.21 acres (gross)(if TPM36611 is recorded, if TPM36611 is not recorded, the fee will need to be recalculated) 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 (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 the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 921 is calculated to be 0.95 net acres(4,150 square feet). 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

As set forth in Section 4.3 of Development Agreement No. 80, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

development. For that reason, the applicant and the County agree that the application and payment of the Highway 74/79 Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The County and applicant acknowledge and agree that the Project Area acreage use for the computation of Development Impact Fees shall be 10 acres total for both Public Use Permit No. 921 and Conditional Use Permit No. 3698. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment of fees shall be applicable to the Project.

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 so long as it does not conflict with the agreed upon terms of Development Agreement No. 80.

90.PLANNING. 31 REN ENG - CLEAR CONST. AREA RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 32 USE - REQ APPLICATIONS(2) RECOMMND

No building permits shall be finaled until Development Agreement No. 80 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 zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with CUP03698.

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.

2. 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 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 - 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - UTILITY INSTALL (cont.) RECOMMND

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 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 Grand Avenue future median and parkway.

(2) Streetlights on Grand Avenue.

(3) Street sweeping along Grand Avenue.

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. 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. 8 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue median and parkway.

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. 9 USE- CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at four-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 10 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 Grand Avenue.

90.TRANS. 11 USE - IMPROVEMENT/DEDICATION RECOMMND

Grand Avenue along project boundary is designated Urban Arterial Highway and shall be improved with 55 foot half-width AC pavement from the centerline on the project side, 8" concrete curb and gutter, 8" raised curb landscaped median (project side) within 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway on the project side.

2. A 7' (half-width) raised curb landscaped median shall be constructed at the centerline.

3. Driveway for parcel 1 shall be constructed in accordance with Standard No. 207A, Ordinance 461.

PUBLIC USE PERMIT Case #: PUP00921 Parcel: 463-040-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - IMPROVEMENT/DEDICATION (cont.) RECOMMND

4. For required improvement, cash in lieu of constructing the improvement shall be paid for the ultimate improvement.

90.TRANS. 12 USE - DEDICATION RECOMMND

Oxbow Drive along project boundary is designated as a Local Road and shall be improved with 24 feet of acceptable aggregate base (0.33' thick) on a 32' graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

90.TRANS. 13 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.

90.TRANS. 14 USE - BMP MAINT AND INSPECTION 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 Transportation Department for review and approval prior to the issuance of occupancy permits.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 23, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Public Health
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
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
3rd District Supervisor

3rd District Planning Commissioner
Hemet Unified School District
Eastern Municipal Water District
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7813, CONDITIONAL USE PERMIT NO. 3698, AND PUBLIC USE PERMIT NO. 00921 – EA42646 – Applicant: Ecos Energy, LLC –Engineer/Representative: Brad Wilson – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 16.43 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** The applicant requests to change the existing zoning from Rural Residential (R-R) to Regulated Development Area (R-D) and construct a 1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility on approximately 10 acre parcel. – APN: 463-040-018 **Related Cases: PM36611**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting agenda on February 27 , 2014**. 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**.

Public Hearing Path: *DH:* ☐ *PC:* ☒ *BOS:* ☒

COMMENTS:

FILE COPY

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
Waste Management Department
Hans W. Kernkamp, General Manager-Chief Engineer

July 17, 2014

Larry Ross, Principal Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Plan (CUP) No. 3698
Proposal: Development of a 1.25 MW solar power plant on 10 acres
APN: 463-040-017

Dear Mr. Ross:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Mark Trail, south of Sycamore Springs Road, east of Lynch Lane, and west of Sage Road, in the Harvest Valley/Winchester 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) and the California Green Building Standards 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 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. **Prior to Approval of the Decommissioning and Closure Plan**: 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., solar panels/mirrors, cardboard, concrete, asphalt, wood, etc.) that will be generated by the decommissioning and closure of the facility, 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 the decommissioning and closure, 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.

Thank you for the opportunity to review this Project. Please continue to include the RCWMD in future transmittals. Please call me at (951) 486-3280 if you have any questions regarding the above comments.

Sincerely,

Ryan Ross
Principal Planner

Doc 158337

COPY

Winchester Town Association

P. O. Box 122
Winchester, CA 92596

DB
RECEIVED
AUG 25 2014
by: Supervisor Stone
French Valley Office

August 19, 2014

Attn: Andy Domenigoni, Chairman
Winchester/Homeland Municipal Advisory Council
c/o Supervisor Jeff Stone
French Valley District Office
37600 Sky Canyon Drive, #505
Murrieta, CA 92563

Re: Position on Ecos Energy Solar Project

Dear Mr. Domenigoni,

The Winchester Town Association at its August 7, 2014 General Membership meeting had an update from the Land Use Committee regarding the Ecos Energy Solar Project planned off of Grand Avenue in Winchester. This project will be going before the Planning Commission for approval sometime in September. The Land Use Committee and the Winchester Town Association has met with the project proponents on numerous occasions. The Land Use Committee at its August 5th meeting reviewed and discussed the project's Conditions of Approval and the landscaping plans.

The following recommendation for this project was made by the committee and endorsed by the general membership and I was instructed to be relay it to the Winchester-Homeland MAC:

> "The recommendation is to remain unopposed to the project with these comments – while we are not opposed to this solar project, we would be concerned if more projects of this nature were developed as we do not wish to have our community defined by solar projects (especially as this is in close proximity to the proposed downtown core). Additionally, we would like to see aesthetically pleasing landscaping be provided to minimize the visual impacts of this project to the adjacent property owners and community. We further respectfully request consideration be made for a Remediation Plan if for some reason this project does not complete its full term."

We would appreciate this recommendation be forwarded to the Third District Supervisor Jeff Stone.

If you have any questions, please don't hesitate to call me (951) 294-0899.

Sincerely,

Gregg Cowdery
President
Winchester Town Association

CC: Supervisor Jeff Stone, 3rd District

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: 1.25 MW AC Solar Photovoltaic Electricity Generating Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIII Section 13.1.c (12) per ORD 348.4705

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: TBD CUP 3698 DATE SUBMITTED: TBD 11/19/13

APPLICATION INFORMATION

Applicant's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600 (Street)
Minneapolis (City) MN (State) 55402 (ZIP)

Daytime Phone No: (612) 460-8605 Fax No: ( ) no fax available

Engineer/Representative's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600 (Street)
Minneapolis (City) MN (State) 55402 (ZIP)

Daytime Phone No: (612) 460-8605 Fax No: ( ) no fax available

Property Owner's Name: The Robert Domenigoni Family Trust E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181 (Street)
Winchester (City) CA (State) 92596 (ZIP)

Daytime Phone No: (951) 775-1323 Fax No: ( ) no fax available

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.

Brad Wilson (Ecos Energy, LLC)
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.

Angela Little,
Trustee of The Robert Domenigoni Family Trust
PRINTED NAME OF PROPERTY OWNER(S)

Angela D. Little
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): 463-040-018

Section: 27 Township: 5S Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 16.43 Acres

General location (nearby or cross streets): North of Simpson Road, South of Grand Avenue, East of Patterson Avenue, West of Oxbow Drive

Thomas Brothers map, edition year, page number, and coordinates: Page 839, Grid G5

Project Description: (describe the proposed project in detail)

1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility

A detailed project description is attached as a separate document.

Related cases filed in conjunction with this application:

Change of zone from R-R to A-1, Public Use Permit

Is there a previous application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ 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: Traffic, Biological, Archaeological, Geological, Geotechnical

Is water service available at the project site: Yes ☐ No ☒ (the proposed project does not have a need for water service)

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 750 feet

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 ☒ (the proposed project does not have a need for sewer service)

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 750 feet

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? Grading will not be required for the proposed project

Estimated amount of cut = cubic yards: n/a

Estimated amount of fill = cubic yards n/a

Does the project need to import or export dirt? Yes ☐ No ☒

Import n/a Export n/a Neither n/a

What is the anticipated source/destination of the import/export?
n/a

What is the anticipated route of travel for transport of the soil material?
n/a

How many anticipated truckloads? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) no grading proposed 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 ☒

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 ☒

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):
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) _____ Date October 11, 2013

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 ☒

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
   Yes ☐ No ☒

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date October 11, 2013

Owner/Authorized Agent (2) _____ Date _____

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region[1]	
Project File No.	TBD
Project Name:	Diamond Valley Solar Project
Project Location:	33725 Grand Avenue, Hemet, CA 92545
Project Description:	1.25 MW AC Solar Photovoltaic Electricity Generation Facility
Project Applicant Information:	Ecos Energy, LLC ATTN: Brad Wilson 222 South 9th Street, Suite 1600, Minneapolis, MN 55402

Proposed Project Consists of, or includes:	**YES**	**NO**
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	☐	☒
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	☐	☒
Industrial and commercial development where the land area[2] represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	☐	☒
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations,7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	☐	☒
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	☐	☒
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	☐	☒
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan[3] as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies[4]. "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	☐	☒
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	☐	☒

[1]Includes San Jacinto River watershed.
[2]Land area is based on acreage disturbed.
[3]The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml.
[4]The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES"	Project requires a project-specific WQMP.
If **all** questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☒ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: 1.25 MW AC Solar Photovoltaic Electricity Generating Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIII Section 13.1.c (12) per ORD 348.4705

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CASE NUMBER: TBD PUP 921 DATE SUBMITTED: TBD 11/19/13

APPLICATION INFORMATION

Applicant's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600
Street
Minneapolis MN 55402
City *State* *ZIP*

Daytime Phone No: (612) 460-8605 Fax No: ( ) no fax available

Engineer/Representative's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600
Street
Minneapolis MN 55402
City *State* *ZIP*

Daytime Phone No: (612) 460-8605 Fax No: ( ) no fax available

Property Owner's Name: The Robert Domenigoni Family Trust E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181
Street
Winchester CA 92596
City *State* *ZIP*

Daytime Phone No: (951) 775-1323 Fax No: ( ) no fax available

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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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.

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Brad Wilson (Ecos Energy, LLC)
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.

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Angela Little,
Trustee of The Robert Domenigoni Family Trust
PRINTED NAME OF PROPERTY OWNER(S)

Angela J. Little
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 463-040-018

Section: 27 Township: 5S Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 16.43 Acres

General location (nearby or cross streets): North of Simpson Road, South of Grand Avenue, East of Patterson Avenue, West of Oxbow Drive

Thomas Brothers map, edition year, page number, and coordinates: Page 839, Grid G5

Project Description: (describe the proposed project in detail)

1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility

A detailed project description is attached as a separate document.

Related cases filed in conjunction with this application:

Change of zone from R-R to A-1, Conditional Use Permit

Is there a previous application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ 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: Traffic, Biological, Archaeological, Geological, Geotechnical

Is water service available at the project site: Yes ☐ No ☒ (the proposed project does not have a need for water service)

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 750 feet

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 ☒ (the proposed project does not have a need for sewer service)

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 750 feet

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? Grading will not be required for the proposed project

Estimated amount of cut = cubic yards: n/a

Estimated amount of fill = cubic yards n/a

Does the project need to import or export dirt? Yes ☐ No ☒

Import n/a Export n/a Neither n/a

What is the anticipated source/destination of the import/export?
n/a

What is the anticipated route of travel for transport of the soil material?
n/a

How many anticipated truckloads? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) no grading proposed 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 ☒

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 ☒

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):
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) _____ Date October 11, 2013

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 ☒

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
   Yes ☐ No ☒

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date October 11, 2013

Owner/Authorized Agent (2) _____ Date _____

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region[1]

Project File No.	TBD
Project Name:	Diamond Valley Solar Project
Project Location:	33725 Grand Avenue, Hemet, CA 92545
Project Description:	1.25 MW AC Solar Photovoltaic Electricity Generation Facility
Project Applicant Information:	Ecos Energy, LLC ATTN: Brad Wilson 222 South 9th Street, Suite 1600, Minneapolis, MN 55402

Proposed Project Consists of, or includes:	**YES**	**NO**
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	☐	☒
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	☐	☒
Industrial and commercial development where the land area[2] represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	☐	☒
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations,7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	☐	☒
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	☐	☒
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	☐	☒
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan[3] as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies[4]. "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	☐	☒
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	☐	☒

[1]Includes San Jacinto River watershed.
[2]Land area is based on acreage disturbed.
[3]The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml.
[4]The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES"	Project requires a project-specific WQMP.
If **all** questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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.

CASE NUMBER: CZ07813 DATE SUBMITTED: 11/19/13

APPLICATION INFORMATION

Applicant's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600
Street
Minneapolis MN 55402
City *State* *ZIP*

Daytime Phone No: (612) 460-8605 Fax No: ( ) no fax available

Engineer/Representative's Name: Brad Wilson E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600
Street
Minneapolis MN 55402
City *State* *ZIP*

Daytime Phone No: (612) 460-8605 Fax No: ( ) no fax available

Property Owner's Name: The Robert Domenigoni Family Trust E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181
Street
Winchester CA 92596
City *State* *ZIP*

Daytime Phone No: (951) 775-1323 Fax No: ( ) no fax available

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.

Brad Wilson - Ecos Energy, LLC
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.

Angela Little,
Trustee of The Robert Domenigoni Family Trust
PRINTED NAME OF PROPERTY OWNER(S)

Angela D. Little
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 463-040-018

Section: 27 Township: 5S Range: 2W

Approximate Gross Acreage: 16.43 Acres

General location (nearby or cross streets): North of Simpson Road, South of Grand Avenue, East of Patterson Avenue, West of Oxbow Drive.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page 839, Grid G5

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Proposal for zone change from (existing) R-R to R-D.

Related cases filed in conjunction with this request:

Conditional Use Permit, Public Use Permit

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/13/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PM 36611 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

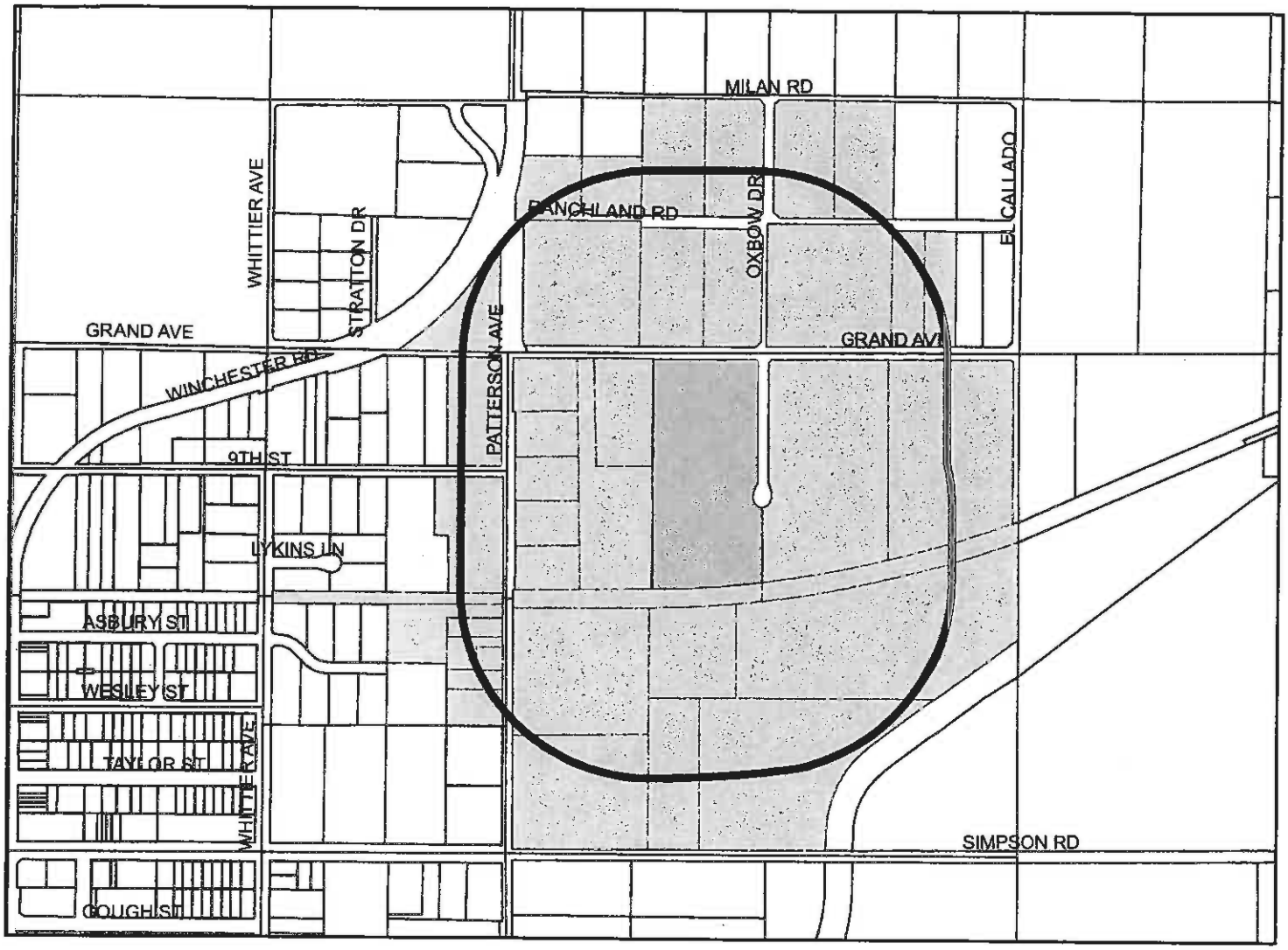
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

checked
Good mail
11-13-2014

PM36611 (1000 feet buffer)



Selected Parcels

463-040-010 465-320-007 463-040-011 465-320-008 465-320-009 465-320-006 465-320-016 465-320-005 465-320-010 465-320-011
465-320-019 463-080-005 463-080-011 463-030-011 463-030-012 463-080-009 463-080-007 465-320-003 463-050-004 465-310-015
463-080-010 463-080-006 465-320-004 463-040-016 463-040-017 463-050-005 463-040-012 463-040-013 463-040-018 463-040-019
463-040-005 463-040-009 463-040-020 465-320-015 463-090-001 463-090-002 463-090-003 463-090-006 463-090-007 463-090-010
463-040-001

830 415 0 830 Feet

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: 463030012, APN: 463030012
ROBIN HENINGER, ETAL
C/O VANCE SEVERANCE
94761 ADAMS RD
GOLD BEACH OR 97444

ASMT: 463040001, APN: 463040001
WINCHESTER HISTORICAL SOCIETY PLEASAN
28030 PATTERSON AVE
WINCHESTER CA 92596

ASMT: 463040009, APN: 463040009
RUFINO AJA, ETAL
P O BOX 302
WINCHESTER CA 92596

ASMT: 463040010, APN: 463040010
JAIME PULIDO, ETAL
461 E 3RD ST
SAN JACINTO CA 92583

ASMT: 463040011, APN: 463040011
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 463040013, APN: 463040013
MARILYN BULTHUIS, ETAL
28200 PATTERSON AVE
WINCHESTER CA 92596

ASMT: 463040018, APN: 463040018
EVELYN DOMENIGONI, ETAL
P O BOX 295
WINCHESTER CA 92596

ASMT: 463040019, APN: 463040019
EDITH RUBALCAVA, ETAL
8459 ELIZABETH AVE
SOUTHGATE CA 90280

ASMT: 463050004, APN: 463050004
TRACY SCHMITZ, ETAL
33445 9TH ST
WINCHESTER, CA. 92596

ASMT: 463050005, APN: 463050005
RIVERSIDE COUNTY TRANSPORTATION COMM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 463080005, APN: 463080005
JAMES SHERIDAN
28211 MCCALL BLV
SUN CITY CA 92585

ASMT: 463080006, APN: 463080006
RICHARD COSAND
28263 PATTERSON AVE
HEMET, CA. 92545

ASMT: 463080007, APN: 463080007
LARRY ODELL
28265 PATTERSON AVE
HEMET, CA. 92545

ASMT: 463080009, APN: 463080009
BRANDON KLING, ETAL
C/O DARRYL C SHEETZ
335 CENTENIAL WAY STE 100
TUSTIN CA 92780

Easy Peel® Labels
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expose Pop-up Edge™
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ASMT: 463080010, APN: 463080010
GUADALUPE MARTINEZ, ETAL
28341 PATTERSON AVE
WINCHESTER, CA. 92596

ASMT: 463080011, APN: 463080011
JAMES SHERIDAN
28211 MCCALL BLVD
SUN CITY CA 92585

ASMT: 463090010, APN: 463090010
TIMBERLINE KINGREG HEMET
4160 TEMESCAL CYN RD 310
CORONA CA 92883

ASMT: 465310015, APN: 465310015
NEVENKA ZIROVICH, ETAL
C/O VIOLET MUELLER
5411 SHERBOURNE DR
LOS ANGELES CA 90056

ASMT: 465320003, APN: 465320003
ROSALINDA ANDRADE, ETAL
20432 CATALINA
TORRANCE CA 90502

ASMT: 465320004, APN: 465320004
RICHARD SHIPLEY
33610 RANCHLAND RD
HEMET, CA. 92545

ASMT: 465320005, APN: 465320005
ESPERANZA LOZANO
18802 CENTER ST
ORANGE CA 92869

ASMT: 465320006, APN: 465320006
KAREN MACKIE, ETAL
33747 MILAN RD
WINCHESTER CA 92596

ASMT: 465320007, APN: 465320007
JACQUELINE FANTUZO, ETAL
16782 BOLERO LN
HUNTINGTON BEACH CA 92649

ASMT: 465320009, APN: 465320009
BETH HOWDEN
P O BOX 928
WINCHESTER CA 92596

ASMT: 465320011, APN: 465320011
FRANCISCO ARECHIGA
33785 MILAN RD
WINCHESTER CA 92596

ASMT: 465320015, APN: 465320015
MARY COSTELLO, ETAL
P O BOX 752
WINCHESTER CA 92596

ASMT: 465320016, APN: 465320016
DONNA MEREDITH, ETAL
P O BOX 247
WINCHESTER CA 92596

ASMT: 465320019, APN: 465320019
JACLYN YOUNG, ETAL
2116 BEGONIA CT
HEMET CA 92545

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CUP03698 PM36611 5/13/2014 10:35:15 AM

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

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Winchester Town Association
P.O. Box 122
Winchester, CA 92596

Applicant:
Ecos Energy
222 South 9th Street, Suite 1600
Minneapolis, MN 55402

Owner:
The Robert Domenigoni Family Trust
PO Box 181
Winchester, CA 92596

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03698, CZ07813, PUP00921 and DA00080

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: Larry Ross Title: Project Planner Date: July 28, 2014

Applicant/Project Sponsor: Brad Wilson - Ecos Energy Date Submitted: November 19, 2013

ADOPTED BY: Board of Supervisors

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 Larry Ross at (951) 955-9294.

Revised: 05/13/14
Y:\Planning Case Files-Riverside office\CUP03698\PC staff report\Mitigated Negative Declaration.CUP03698.docx

Please charge deposit fee case#: ZEA42716 ZCFG6103 $2,231.25

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim 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.

EA42716/CUP03698/PUP00921/CZ07813/DA00080
Project Title/Case Numbers

Larry Ross
County Contact Person

951-955-9294
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Brad Wilson – Ecos Energy
Project Applicant

222 South 9th Street, Suite 1600, Minneapolis, MN 55402
Address

The project site is located southerly of Grand Ave., easterly of Patterson Ave., and the westerly side of Oxbow Drive.
Project Location

Change of Zone No. 7813 proposes to change the existing zoning of the 10 acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D). **Conditional Use Permit No. 3698** proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel. **Public Use Permit No. 921** proposes to connect a 1.25 MW Photovoltaic Solar Power Plant(CUP03698) to the power grid. The power connection leaves the Solar Power Plant site and will be undergrounded through parcels 3 and 2 of tentative Parcel Map No. 36611, and emerges on the south-east corner of parcel 2, at which time the conduit connects to utility pad located on parcel 2 which will be owned and operated by Southern California Edison(SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge to connect to existing power poles on the eastern side of Grand Avenue. The underground conduit to be installed by the applicant will also require an encroachment permit from the County and may also require an easement from the County. The applicant has also proposed to enter into a **Development Agreement** (DA **No. 80**) with the County for the Project consistent with the County's solar power plant program. DA No. 80 has a term of thirty years and will grant the applicant vesting rights to Develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.56 incorporates by reference and adopts DA No. 80 consistent with Government Code section 65867.5.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($2,181.25+$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

LR/ir
Revised 8/12/2014
Y:\Planning Case Files-Riverside office\CUP03698\PC staff report\NOD Form.CUP03698.docx

Please charge deposit fee case#: ZEA42716 ZCFG06103 $2231.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE A* REPRINTED * R1407844
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****
****

Received from: ECOS ENERGY LLC $2,231.25
paid by: CK 0885
EA42716
paid towards: CFG06103 CALIF FISH & GAME - NEG DECL
at parcel: 33725 GRAND HEM
appl type: CFG1

By_____ Jul 24, 2014 14:57
MGARDNER posting date Jul 24, 2014

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,181.25
658353120100208100	CF&G TRUST: RECORD FEES	$50.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

Agenda Item No.: 4 . 6
Area Plan: Lakeview/Nuevo
Zoning Area: Lakeview
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: September 17, 2014

CONDITIONAL USE PERMIT NO. 3683
CEQA Exempt
Applicant: Kanaiyalala A. Patel
Engineer/Representative: Hector Moreno

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

To permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 acres.

The project is located in the unincorporated area of Riverside County, more specifically, in the Lakeview Nuevo Area Plan, located on the southwest corner of Reservoir Avenue and Hansen Avenue.

BACKGROUND

The existing two-story building will be made up of 1,475 square feet of sales area, 1,095 square feet of dry storage area, 73 square feet of restrooms, 433 square feet of walk-in cooler and 194 square feet of regular storage. The second floor is attic space and will not be utilized. The rest of the project site includes 12 parking spaces (1 handicap parking stall), bike racks, and 3,593 square feet of landscape area. The project will relocate illegal existing parking stalls on Reservoir Avenue into a new parking area west of the building. Business operations are from 7:00 a.m. to 9:00 p.m. Monday through Sunday. The maximum number of employees anticipated is two. The project proposes to demolish the existing restaurant component and turn it into dry storage area, and demolish the interior areas of the entire second floor and leaves it as attic space and will not be utilized (see Exhibit C). Currently the liquor the store is closed while the applicant pursues the required entitlements and permits.

ISSUES OF POTENTIAL CONCERN:

Alcohol Uses

The proposed project currently holds a valid Type 21 license from the Department of Alcoholic Beverage Control (ABC) which allows for the sale of beer, wine and distilled spirits for consumption off the premises where it's sold (License #416998). The project will not increase the total number of alcohol licenses in the area, as the project already has an ABC license. The project will not create an oversaturation of Type 21 licenses in the area. Mountain Shadows Middle School and Nuview Bridge Early College High School are located 0.8 miles from the project.

There is a church on the corner of Magnolia Avenue and Reservoir Avenue, approximately 500 feet west of the project site. There are two lots in between the church and the project; one with vacant land and the other developed as a truck equipment yard. Most of the church view of the project is obscured by the trucking yard office building and outdoor equipment storage. There is chain link fencing surrounding both the vacant lot and the trucking business. There is adequate distance and enough obstacles in between the liquor store and the church entrance for the project to have a significant impact.

There is a park to the east of the project. However, the main entrance and staging point to the park is located on Orange Street which is located in the opposite and furthest corner of the park parcel from the liquor store. The perimeter of the park has chain link fence restricting access to just the staging area.

Therefore, there is adequate distance between the liquor store and the park entrance for the project to have a significant impact.

Parking

An alternative parking program was prepared by the applicant (attached) for the project site requesting a reduction in the number of off-street parking stalls consistent with Section 18.12.e of Ordinance No. 348. The original required number of parking stalls is 16, and the number of stalls provided is 12. Staff reviewed the parking program and determined that it was consistent with Section 18.12.e. Bike racks are included as part of the project which reduces the number of required parking stall by one vehicle for every three additional bicycle spaces (six bike racks will be provided) which is consistent with Section 18.12.e.2.d. Staff also agreed with the applicant's parking justification that the existing building 35 foot setback and landscaping requirements restricted the onsite parking area. Lastly, in order to bring the project site up to compliance with County ordinances, the applicant had to redesign the project and remove 9 parking stalls within Reservoir Avenue right of way, replacing it with landscaping. Staff agreed that the combination of all these factors warranted a reduction in parking requirements, and that the reduction would not cause a significant impact, and determined that 12 parking stalls are adequate.

CEQA Exempt

The proposed project was analyzed and determined to be exempt from the California Environmental Quality Act under Existing Facilities (Section 15301) and General Rule (Section 15061) due to the fact that the building is already existing, and will only have minor improvements inside the building and re-facing of the building exterior. There is no building expansion proposed. Also CEQA only applies to projects with the potential to cause a significant effect on the environment. The project will not have a significant effect on the environment because the project is not proposing any expansion, and impacts would be kept to the same existing level. The project has been operating for several years and is a continuation of the existing operating use of a liquor store. Therefore, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development: Commercial Retail
2. Surrounding General Plan Land Use (Ex. #5):	Community Development: Commercial Retail, Agriculture: Agriculture
3. Existing Zoning (Ex. #2):	Scenic Highway Commercial
4. Surrounding Zoning (Ex. #2):	Scenic Highway Commercial, Light Agriculture-10 acre minimum
5. Existing Land Use (Ex. #1):	Liquor store
6. Surrounding Land Use (Ex. #1):	Vacant, single family residences, park, agricultural farming
7. Project Data:	Total Acreage: 0.5 acres
8. Environmental Concerns:	CEQA exempt

RECOMMENDATIONS:

FIND THE PROJECT, determined to be exempt from the California Environmental Quality Act under Existing Facilities (Section 15301) and General Rule (Section 15061) due to the fact that the building

already exists, and will only have minor improvements inside the building and re-facing of the building exterior.

APPROVAL of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer, wine and distilled spirits for off-premises consumption within the subject property may be issued by the California Department of Alcoholic Beverage Control, based on the findings incorporated in the staff report.

APPROVAL of **CONDITIONAL USE PERMIT NO. 3683**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

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 in the Lakeview/Nuevo Area Plan.

2. The proposed use, a liquor store, is consistent with the Community Development: Commercial Retail land use designation.

3. The project site is surrounded by properties which are designated Community Development: Commercial Retail and Agriculture: Agriculture.

4. The project site is not located within a policy area.

5. The zoning for the subject site is Scenic Highway Commercial.

6. The proposed use, a liquor store, is a permitted use, subject to approval of a Conditional Use Permit in the Scenic Highway Commercial zone.

7. The proposed use, a liquor store, is consistent with the development standards set forth in the Scenic Highway Commercial zone.

8. The project site is surrounded by properties which are zoned Scenic Highway Commercial and Light Agriculture-10 acre minimum.

9. The project is compatible with its surrounding uses. The liquor store building was established decades ago and has been a notable landmark in the community's history. Existing development in the project's vicinity includes residences, gas stations, parks, schools, industrial businesses and farms, which are compatible with the project.

10. The proposed site plan, as designed and conditioned, is consistent with the development standards set for in the Scenic Highway Commercial zone:
    a) There are no minimum lot size requirements.
    b) There are no yard requirements for buildings which do not exceed 35 feet in height. The project building height is 24 feet.
    c) No structure will exceed 50-feet in height at the yard setback line. The maximum building height is 18 feet.
    d) Parking areas meet Section 18.12 requirements of Ordinance No. 348. The proposed 12 parking stalls meet the minimum requirements as outlined in the alternative parking program.

e) Trash collection areas will be appropriately screened with landscaping and walls/fences.
f) Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.

11. The proposed project will not create an oversaturation of alcohol uses in the area. The existing liquor store already has a valid Type 21 license from the Department of Alcoholic Beverage Control (ABC). The proposed project will not be increasing the number of ABC licenses in the area.

12. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Planning Department and concluded that no public elementary school or secondary school district within 1000 feet of the site. There is a church on the corner of Magnolia Avenue and Reservoir Avenue, approximately 500 feet west of the project site. There are two lots in between the church and the project; one with vacant land and the other developed as a truck equipment yard. Most of the church view of the project is obscured by the trucking yard office building and outdoor equipment storage. There is chain link fencing surrounding both the vacant lot and the trucking business. There is adequate distance and enough obstacles in between the liquor store and the church entrance for the project to have a significant impact.

13. The radius map prepared indicated that the project is located within 1000 feet of an existing park. The park is immediately east of the project site. The proposed liquor store building will be buffered from the park by onsite landscaping and Hansen Avenue (80 foot right-of-way). In addition, the main entrance and staging point to the park is located on Orange Street which is located in the opposite and furthest corner of the park parcel from the liquor store. The perimeter of the park has chain link fence restricting access to the staging area. Therefore, there is adequate distance between the liquor store and the park entrance to have a significant impact.

14. The project is not situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a public school, church, public park or playground. There are no public schools within 1000 feet of the subject site. A park is located to the east of the project site. However, the main entrance and staging point to the park is located on Orange Street which is located in the opposite and furthest corner of the park parcel from the liquor store. The perimeter of the park has chain link fence restricting access to the staging area. Therefore, there is adequate distance between the liquor store and the park entrance for the project to have a significant impact. There is a church on the corner of Magnolia Avenue and Reservoir Avenue, approximately 500 feet west of the project site. There are two lots in between the church and the project; one with vacant land and the other developed as a truck equipment yard. Most of the church view of the project is obscured by the trucking yard office building and outdoor equipment storage. There is chain link fencing surrounding both the vacant lot and the trucking business. There is adequate distance and enough obstacles in between the liquor store and the church entrance for the project to have a significant impact. In addition, the alcohol use of the liquor store is for off-site consumption only. There will be no consumption of alcohol onsite, and since the consumption of alcohol is illegal in a moving vehicle, it can be assumed that patrons will have to wait until they are at their private destination before consuming the alcohol, which significantly lowers the potential of creating a hazard to the park and church.

15. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

16. This project is not within a City Sphere of Influence.

17. The project is not located within the Airport Influence Area.

18. The proposed project was analyzed and determined to be exempt from the California Environmental Quality Act under Existing Facilities (Section 15301) and General Rule (Section 15061) due to the fact that the building is already existing, and will only have minor improvements inside the building and re-facing of the building exterior. There is no building expansion proposed. Also CEQA only applies to projects with the potential to cause a significant effect on the environment. The project will not have a significant effect on the environment because the project is not proposing any expansion, and impacts would be kept to the same existing level. The project has been operating for several years and is a continuation of the existing operating use of a liquor store. Therefore, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Scenic Highway Commercial 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.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

7. A Determination of Public Convenience and Necessity can be made to allow the sale of beer, wine and distilled spirits for off-premises consumption for this project.

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. Tribal land;
   b. An Airport Influence Area;
   c. A Municipal Advisory Committee boundary;
   d. A Policy Area;
   e. A Overlay Area;
   f. A High Fire Area;
   g. A Multiple Species Habitat Criteria Preservation cell;
   h. A Historic Preservation Area;
   i. A Fault Zone;
   j. A City Sphere of Influence;
   k. A Paleontological Sensitive Area;

l. A Specific Plan; or
m. An Agricultural Preserve.

3. The project site is located within:
   a. Moderate Liquefaction Areas;
   b. Zone B of Mt. Palomar Observatory Ordinance No. 655
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and,
   d. The boundaries of the Nuview Union and Perris Union High School District;

4. The subject site is currently designated as Assessor's Parcel Number 426-083-008

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Ashley
District 5

CUP3683
VICINITY MAP

0 250 500 1,000 Feet

1 inch = 500 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 7/2/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Exhibit 1

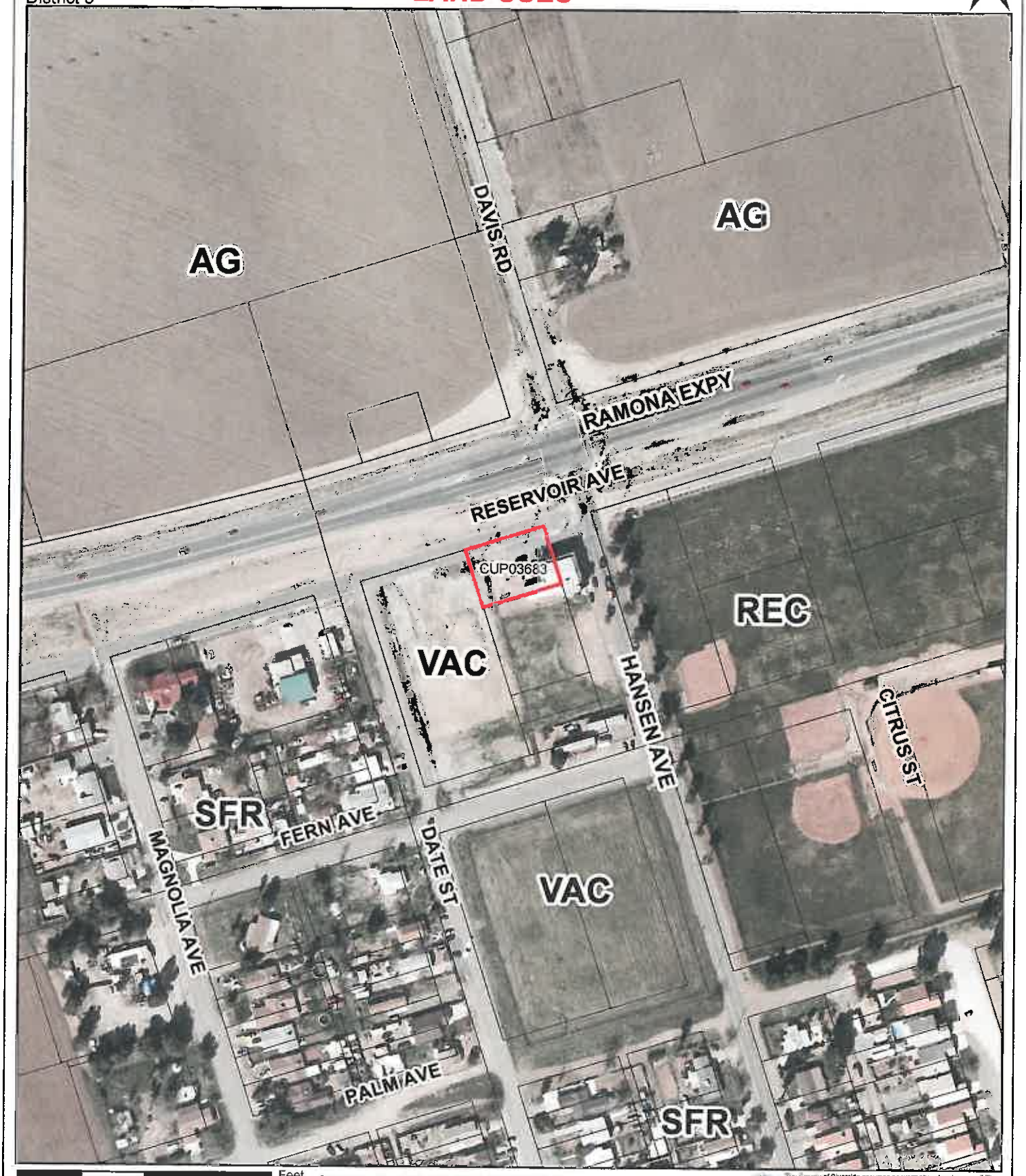
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP3683

LAND USES

Supervisor Ashley
District 5

N



0 105 210 420 Feet
1 inch = 208 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 7/2/2014

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Exhibit 2

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP3683

ZONING MAP

Supervisor Ashley
District 5

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Exhibit 5

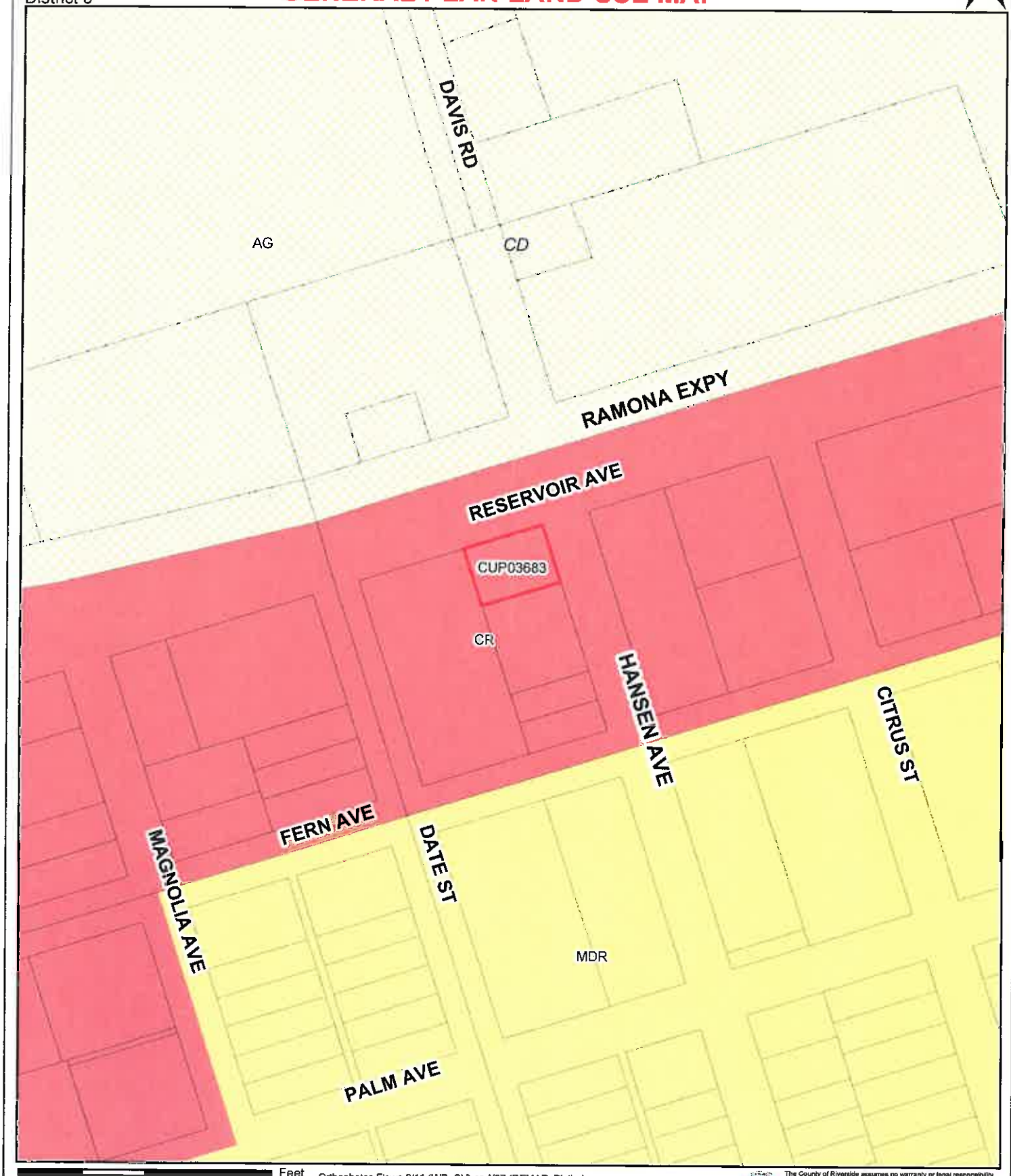
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP3683

Supervisor Ashley
District 5

GENERAL PLAN LAND USE MAP

N



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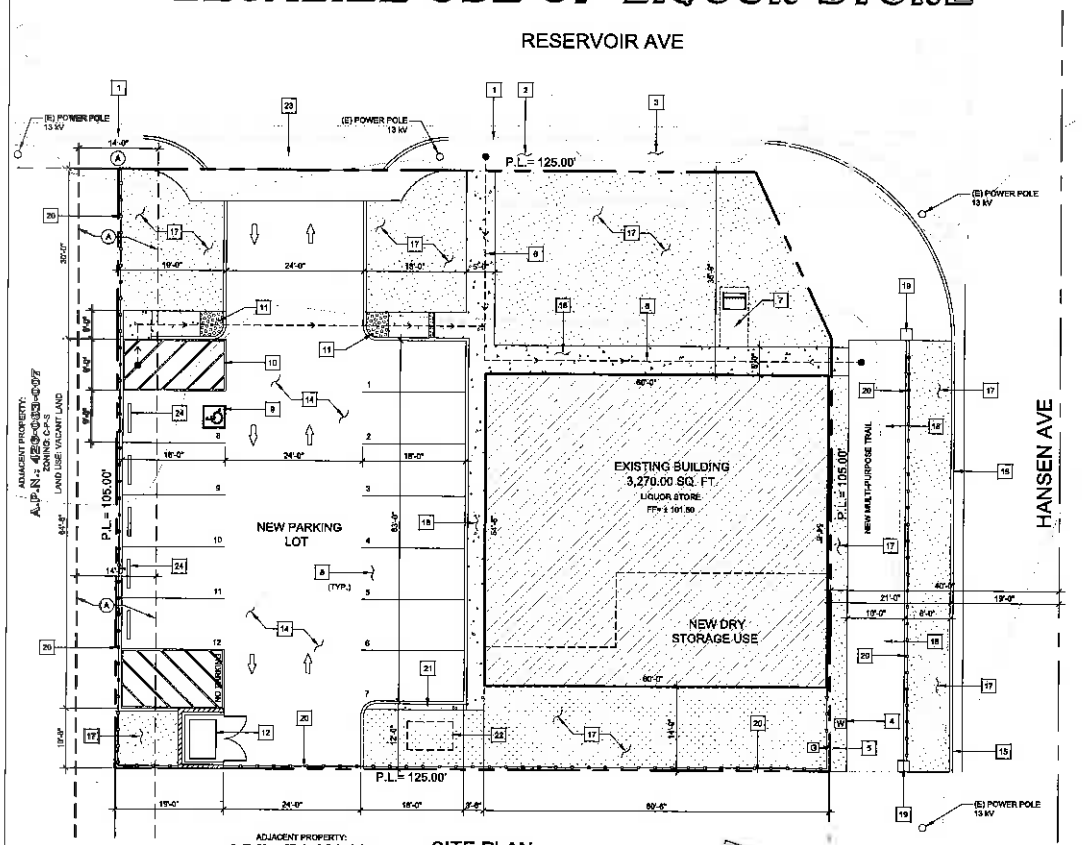
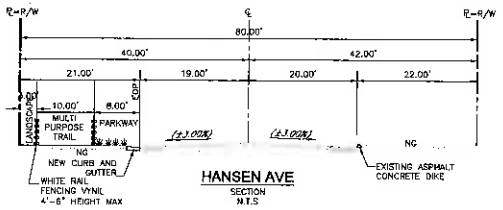
CONDITIONAL USE PERMIT NO. 03683
LEGALIZE USE OF LIQOUR STORE



SITE PLAN
SCALE: 1" = 10'-0"



HANSEN AVE
SECTION
N.T.S

SCOPE OF WORK

PERMIT EXISTING LIQUOR AND DEMOLISH EXISTING UN-PERMITTED STRUCTURES

SHEET INDEX

A-1. SITE PLAN
A-2. DEMOLITION SITE PLAN
A-3. EXISTING AND DEMOLITION 1ST FLOOR PLAN
A-4. PROPOSED 1ST FLOOR PLAN
A-5. EXISTING AND DEMOLITION 2ND FLOOR PLAN
A-6. PROPOSED 2ND FLOOR
A-7. EXISTING ROOF PLAN & SECTIONS
A-8. ELEVATIONS

UTILITIES

SCHOOL DISTRICT:	NUVIEW UNION SCHOOL DISTRICT	(951) 928-0888
WATER:	NUEVO WATER COMPANY	(951) 928-1922
SEWER:	SEPTIC SYSTEM	
TELEPHONE:	[illegible]	(800) 922-0204
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 342-4545
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
CABLE/TV:	DIRECTV	(800) 531-5000

PARKING REQUIREMENTS

PARKING STALLS REQUIRED: 12 PARKING STALLS

LIQUOR SALES AREA = 1,475 / 200 = 8 SPACES
DRY STORAGE + (E) STORAGE + WALK-IN COOLER = 1,099 + 194 + 433 = 1722 / 500 = 4 SPACES

PROJECT NOTES

NOTES:

-LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.

-LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD, OR WITHIN A SPECIAL STUDIES ZONE.

PROPERTY SUMMARY

EXISTING LIQUOR BUILDING: (SALES AREA = 1,475.00 SQ. FT.)		3,270.00 SQ. FT.
NEW ASPHALT CONCRETE:		4,900.00 SQ. FT.
NEW CONCRETE SIDEWALKS:		742.00 SQ. FT.
NEW LANDSCAPE AREA:		3,595.00 SQ.FT.
TOTAL COVERED AREA:		3,270.00 SQ.FT.
LOT AREA NET:	0.32 AC	13,936.09 SQ.FT.
LOT AREA GROSS:	0.51 AC	22,338.00 SQ.FT.
TOTAL COVERED AREA PERCENTAGE:		23.48 %

IMPERVIOUS SURFACES:

EXISTING STRUCTURES (INCLUDING EXISTING BUILDING AND STRUCTURES TO BE DEMOLISHED)	5,120.00 SQ. FT.
EXISTING ASPHALT PAVING:	3,500.00 SQ. FT.
TOTAL EXISTING IMPERVIOUS SURFACE:	8,620.00 SQ. FT.
EXISTING BUILDING (MINUS DEMOLITIONS):	3,270.00 SQ. FT.
NEW ASPHALT PAVING:	4,900.00 SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE:	8,170.00 SQ. FT.

EASEMENTS OF RECORD

(A) EXISTING EASEMENT OF RECORD, VACATED BY RESOLUTION NO. 78-218, RECORDED AUGUST 4, 1978 AS INSTRUMENT NO. 163867 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BUSINESS DESCRIPTION

THE PROPOSED USE OF THE PROJECT IS FOR A LIQUOR STORE WITH AN ABC LICENSE. THE HOURS OF OPERATION IS FROM 7:00 AM - 9:00 PM MONDAY THRU SUNDAY. THE MAXIMUM NUMBER OF EMPLOYEES IS TWO. THE FIRST FLOOR OF THE BUILDING WILL BE USED TO ACCOMMODATE THE LIQUOR STORE. A SEPARATE AREA IN THE REAR WILL BE USED FOR DRY STORAGE. THE SECOND FLOOR WILL BE USED AS AN ATTIC SPACE. NO OTHER USE IS PROPOSED ON ATTIC SPACE.

BUILDING AREAS

LIQUOR STORE SALES AREA:	1,475.00 SQ. FT.
DRY STORAGE AREA:	1,099.00 SQ. FT.
NEW RESTROOM:	73.00 SQ. FT.
EXISTING WALK-IN COOLER:	433.00 SQ. FT.
EXISTING STORAGE:	194.00 SQ. FT.
TOTAL:	3,270.00 SQ. FT.

PROJECT DATA

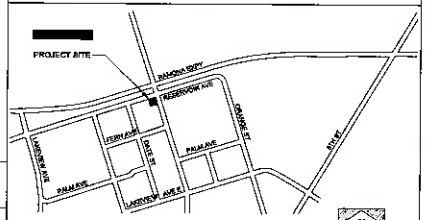
A.P.N.:	426-083-008
ZONING:	C-P-S (SCENIC HIGHWAY COMMERCIAL)
OWNER:	KRISHNA EXPRESS WAY CORPORATION 19571 HANSEN AVE LAKEVIEW, CA 92567
APPLICANT:	KANAIYALAL A. PATEL (KENNY) PHONE NO. (951) 479-8482
DESIGNER:	FDC & ASSOCIATES 238 W ORANGE SHOW RD, STE 105 SAN BERNARDINO, CA 92408 PHONE NO.: (909) 388-7200
LEGAL DESCRIPTION:	.32 AC M/L IN LOTS 1,2,3 & 4 BLK 48 MB 010/018 LAKEVIEW TOWNSITE LOTS 1 THROUGH 4, INCLUSIVE, IN BLOCK 48 OF LAKEVIEW TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 18 AND 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THE ALLEY ADJOINING SAID LOTS 1 THROUGH 4, INCLUSIVE, ON THE SOUTHWEST AS VACATED BY RESOLUTION NO. 78-218, RECORDED AUGUST 4, 1978 AS INSTRUMENT NO. 163867 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
CITY:	LAKEVIEW
COUNTY:	RIVERSIDE
STATE:	CALIFORNIA
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY GROUP:	M / B / R-3
APPLICABLE CODES:	2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA FIRE CODE 2008 CALIFORNIA ENERGY CODE
FEMA ZONE:	ZONE "C" (PANEL NUMBER: 06065C0019G) AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN. (LAND IS NOT SUBJECT TO OVERFLOW INUNDATION FOR FLOOD HAZARD).
LIQUEFACTION/GEOLOGIC HAZARD:	PROPERTY IN QUESTION IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD, OR WITHIN A SPECIAL STUDIES ZONE.

STORE HOURS OF OPERATION: 7:00 AM - 9:00 PM

KEY NOTES

1	EXISTING CURB & GUTTER
2	EXISTING SIDEWALK
3	EXISTING DRIVEWAY
4	EXISTING WATER METER LOCATION
5	EXISTING GAS METER LOCATION
6	NEW PATH OF TRAVEL
7	NEW BIKE RACK
8	NEW STANDARD PARKING STALL
9	NEW ACCESSIBLE PARKING STALL
10	NEW ACCESSIBLE UNLOADING AREA
11	NEW TRUNCATED DOMES
12	NEW TRASH ENCLOSURE
13	EXISTING ASPHALT CONCRETE TO BE DEMOLISHED
14	NEW ASPHALT CONCRETE
15	NEW ROLLED CURB
16	NEW SIDEWALK
17	NEW LANDSCAPE AREA
18	NEW MULTIPURPOSE TRAIL
19	NEW RUSTIC STONE PILASTER
20	NEW WHITE RAIL FENCE
21	NEW 12" WIDE CONCRETE WALK OUT
22	NEW INFILTRATION BASIN PER WQMP
23	NEW DRIVEWAY APPROACH PER STANDARD NO. 207A
24	NEW WHEEL STOP

VICINITY MAP



THOMAS BROTHERS 2007 EDITION

FDC & ASSOCIATES CORPORATION
Our Commitment ... Your Vision
ARCHITECTURAL DIVISION

C.U.P. 03683 LEGALIZE USE OF EXISTING LIQUOR

SITE PLAN

OWNER: KRISHNA EXPRESS WAY CORP. 19571 HANSEN AVE LAKEVIEW, CA 92567

CONTACT: KANAIYALAL PATEL (951) 479-8482

PROJECT ADDRESS: 19571 HANSEN AVE LAKEVIEW, CA 92567

NO.	REVISION	ENTERED BY	APPROVED BY	DATE

FDC & ASSOCIATES CORP.
238 W ORANGE SHOW RD, #105
SAN BERNARDINO, CA 92408
TEL: (909) 388-7200
FAX: (909) 388-2400

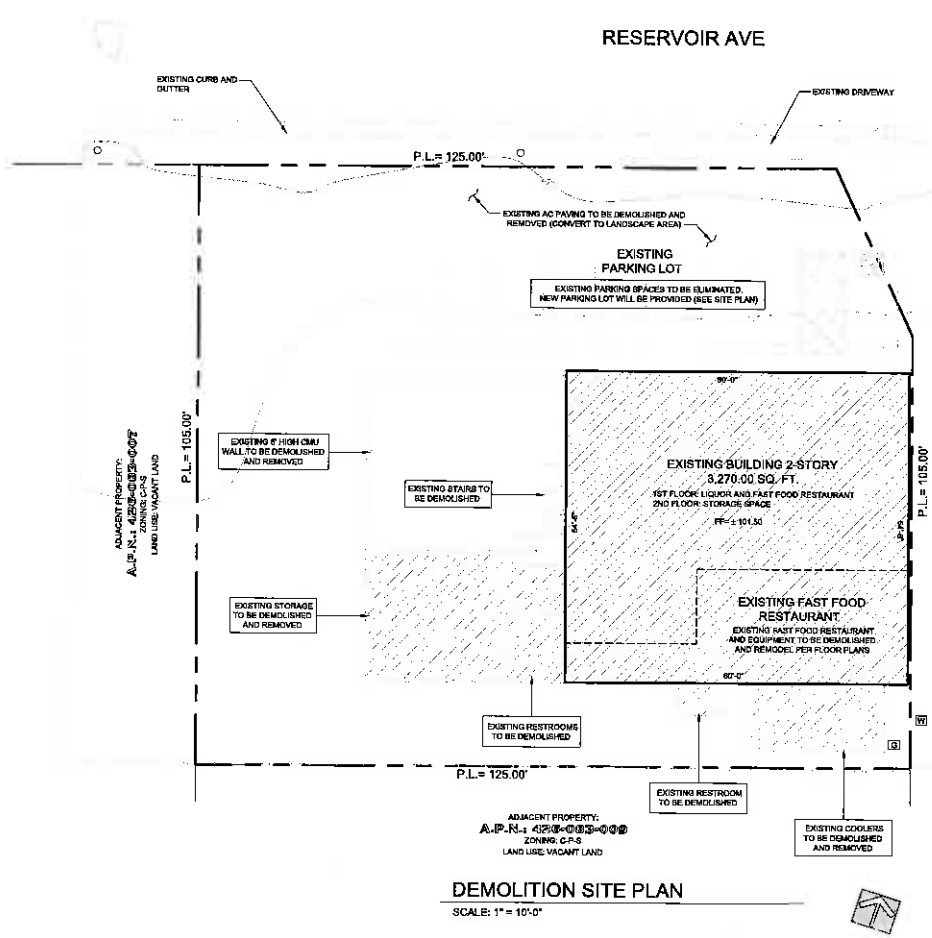
Reg. C 39210 EXP. 6/30/14 CIVIL STATE OF CALIFORNIA

HECTOR M. MORENO R.C.E. EXP. 06/30/14

DATE: 02-19-14

SHEET NO: A-1

CASE #: CUP3683 AMD#2
EXHIBIT: A
DATED: 4/30/14
PLANNER: P.RULL



DEMOLITION SITE PLAN

SCALE: 1" = 10'-0"

FDC & ASSOCIATES CORPORATION
Our Commitment | Your Vision
ARCHITECTURAL DIVISION

C.U.P. 03063 LEGALIZE USE OF EXISTING LIQUOR

SITE PLAN

OWNER:
KRISHNA EXPRESS WAY CORP.
19571 HANSEN AVE
LAKEVIEW, CA 92567

CONTACT:
KANAIYALAL PATEL
(951) 479-8682

PROJECT ADDRESS:
19571 HANSEN AVE
LAKEVIEW, CA 92567

NO.	REVISION	DATE

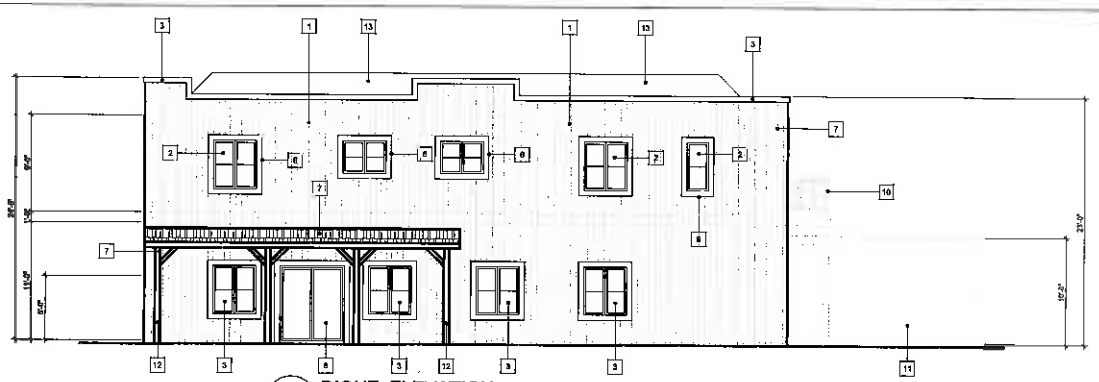
FDC & ASSOCIATES CORP.
236 W ORANGE SHOW RD, #105
SAN BERNARDINO, CA 92408
TEL: (909) 388-7200
FAX: (909) 388-2100

HECTOR M. MORENO R.C.E.
EXP. 06/30/14

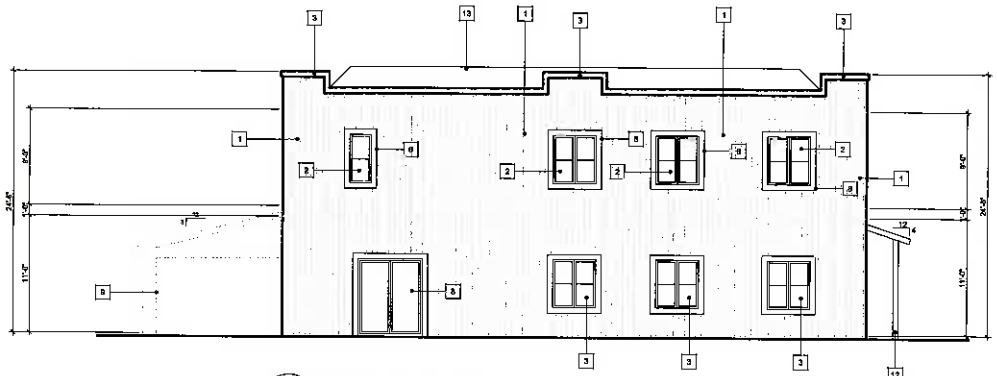
DATE: 02-19-14

SHEET NO.
A-2

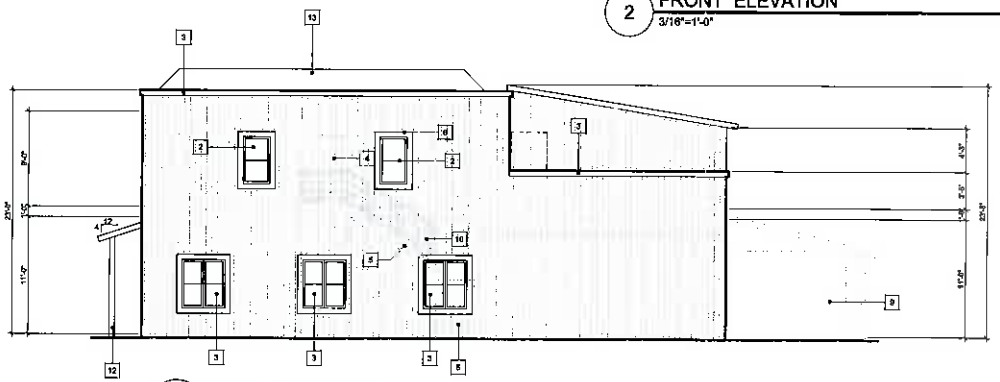
reference:



1 RIGHT ELEVATION
3/16"=1'-0"



2 FRONT ELEVATION
3/16"=1'-0"

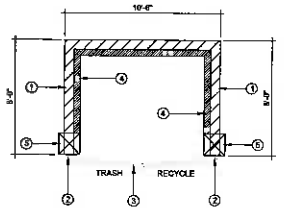


3 REAR ELEVATION
3/16"=1'-0"

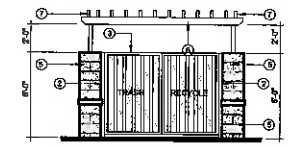
NUMBERED KEY NOTES

1. NEW WOOD SIDING
2. EXISTING WINDOW
3. NEW DECORATIVE FAUX WINDOW
4. EXISTING WOOD DOOR TO BE REMOVED
5. EXISTING STAIRS TO BE DEMOLISHED
6. NEW DECORATIVE WINDOW WOOD TRIM
7. NEW ROOF SHINGLES, OWENS CORNING DURATION SHINGLES OVER 30# ASTM D 226 TYPE I FELT PAPER MIN.(DESERT TAN COLOR).
8. EXISTING STORE FRONT DOOR
9. EXISTING WALK-IN COOLER TO BE DEMOLISHED
10. EXISTING GUARDRAIL TO BE DEMOLISHED
11. EXISTING STRUCTURE TO BE DEMOLISHED
12. NEW 6"x6" WOOD POST
13. EXISTING ROOF

TRASH ENCLOSURE



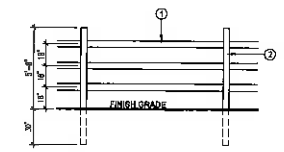
A A-8 FLOOR PLAN
SCALE: 1/4"=1'-0"



B A-8 FRONT ELEVATION
SCALE: 1/4"=1'-0"

1. 6' HIGH BLOCK WALL (8"x8"x16" HIGH PRECISION BLOCK)
2. 5" SQUARE 3/16" THICK STEEL JAM TUBES, CONCRETE FILLED. 2" CLEARENCE BETWEEN TUBE AND WALLS.
3. 16" ga. RIBBED METAL GATES WITH 2"x2"x1/4" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING. CONTINUOUS WELD ALL JOINTS.
4. 6"x6" PCC CURB.
5. 16"x16" CMU COLUMN
6. 4x10 BEAM
7. 2x6 WOOD TRELLIS @ 16" O.C.

WHITE VINYL FENCE



1. 2x6 WHITE VINYL RAIL
2. 6x6 WHITE VINYL POST

C FENCE ELEVATION

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C.U.P. 03683 LEGALIZE USE OF EXISTING LIQUOR

ELEVATIONS

OWNER:
KRISHNA EXPRESS WAY CORP.
19571 HANSEN AVE
LAKEVIEW, CA 92567

CONTACT:
KANAIYALAL PATEL
(951) 479-8682

PROJECT ADDRESS:
19571 HANSEN AVE
LAKEVIEW, CA 92567

NO.	REVISION	REVISED BY	APPROVED BY	DATE

FDC & ASSOCIATES CORP.
236 W ORANGE SHOW RD, #105
SAN BERNARDINO, CA 92408
TEL: (909) 388-7200
FAX: (909) 381-2100

HECTOR M. MORENO R.C.E.
EXP. 06/30/14

DATE: 05-15-14

SHEET NO:
A-8

CASE #: CUP3683 AMD#2
EXHIBIT: B
DATED: 6/16/14
PLANNER: P.RULL

LEGALIZE USE OF EXISTING LIQUOR
IN THE CITY OF LAKE VIEW, CA 93562
A.P.N.: 426-083-008

FRONT ELEVATION

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LEGALIZE USE OF EXISTING LIQUOR
IN THE CITY OF LAKE VIEW, CA 93562
A.P.N.: 426-083-008

RIGHT ELEVATION

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LEGALIZE USE OF EXISTING LIQUOR
IN THE CITY OF LAKE VIEW, CA 93562
A.P.N.: 426-083-008

REAR ELEVATION

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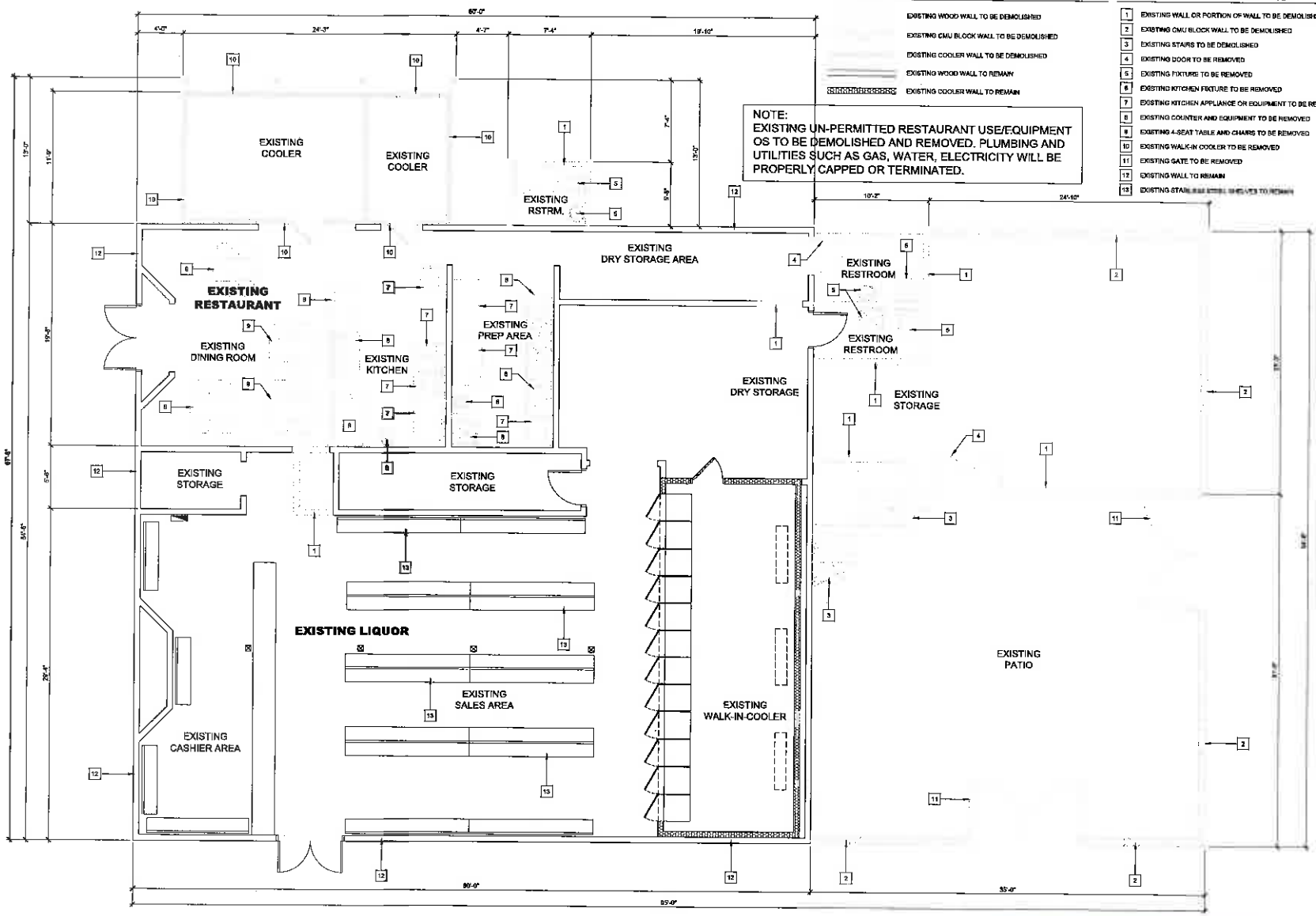

EXISTING AND DEMOLITION FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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C.U.P. 03683 LEGALIZE USE OF EXISTING LIQUOR

EXISTING FIRST FLOOR PLAN

OWNER:
KRISTINA EXPRESS WAY CORP.
19571 HANSEN AVE
LAKEVIEW, CA 92567

CONTACT:
KANAIYALAL PATEL
(951) 479-8602

PROJECT ADDRESS:
19571 HANSEN AVE
LAKEVIEW, CA 92567

NO.	REVISION	APPROVED BY	DATE

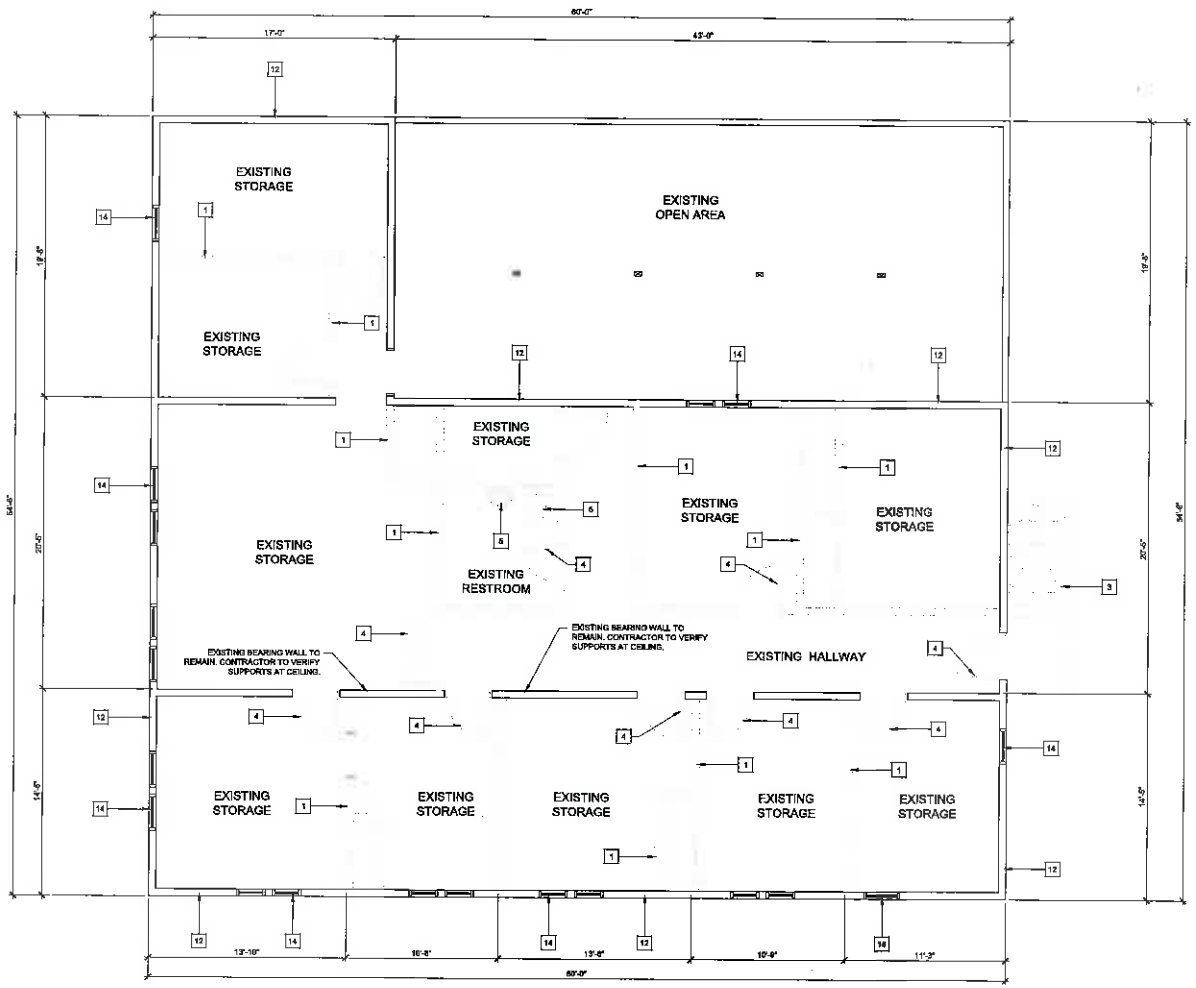
FDC & ASSOCIATES CORP.
256 W ORANGE SHOW RD, #205
SAN BERNARDINO, CA. 92408
TEL: (909) 388-7200
FAX: (909) 313-2100

HECTOR M. MORIND R.C.E.
EXP. 06/30/14

DATE: 02-19-14

SHEET NO: A-3

CASE #: CUP3683 AMD#2
EXHIBIT: C (floor plan 1-4)
DATED: 4/30/14
PLANNER: P.RULL



EXISTING AND DEMOLITION SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NUMBERED KEY NOTES

1. EXISTING WALL OR PORTION OF WALL TO BE DEMOLISHED (NON-BEARING)
2. EXISTING CMU BLOCK WALL TO BE DEMOLISHED
3. EXISTING STAIRS TO BE DEMOLISHED
4. EXISTING DOOR TO BE REMOVED
5. EXISTING FIXTURE TO BE REMOVED
6. EXISTING KITCHEN FIXTURE TO BE REMOVED
7. EXISTING KITCHEN APPLIANCE OR EQUIPMENT TO BE REMOVED
8. EXISTING COUNTER AND EQUIPMENT TO BE REMOVED
9. EXISTING 4-SEAT TABLE AND CHAIRS TO BE REMOVED
10. EXISTING WALK-IN COOLER TO BE REMOVED
11. EXISTING GATE TO BE REMOVED
12. EXISTING WALL TO REMAIN
13. EXISTING STAINLESS STEEL SHELVES TO REMAIN
14. EXISTING WINDOW TO REMAIN

WALL SCHEDULE

EXISTING WOOD NON-BEARING WALL TO BE DEMOLISHED

EXISTING WOOD WALL TO REMAIN

NOTE:
SECOND FLOOR WILL BE REMOVED OF ALL EXISTING AMMENITIES AND STAIR ACCESS WILL BE REMOVED. SECOND FLOOR WILL BE CONVERTED TO NON-HABITABLE SPACE NON-STORAGE ATTIC SPACE. ACCESS WILL BE LIMITED TO TYPICAL ATTIC ACCESS OPENING .

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C.U.P. 03063 LEGALIZE USE OF EXISTING LIQUOR

EXISTING FIRST FLOOR PLAN

OWNER:
KRISHNA EXPRESS WAY CORP.
19571 HANSEN AVE
LAKEVIEW, CA 92567

CONTACT:
KANAIYALAL PATEL
(951) 479-8682

PROJECT ADDRESS:
19571 HANSEN AVE
LAKEVIEW, CA 92567

DATE | APPROVED BY | REVISED BY | REVISION | NO.

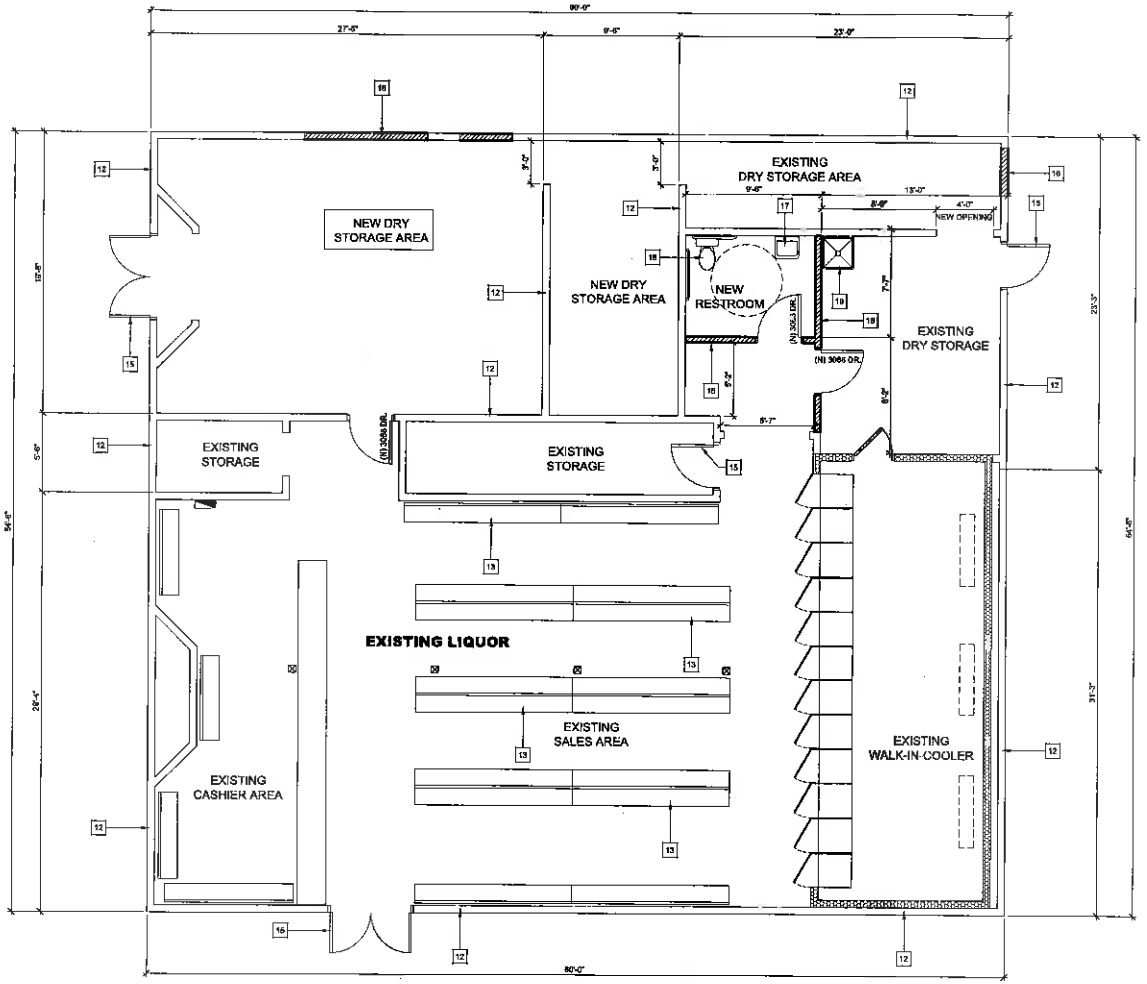
FDC & ASSOCIATES CORP.
256 W ORANGE SHOW RD, #105
SAN BERNARDINO, CA 92408
TEL: (909) 388-7200
FAX: (909) 313-2100

HECTOR M. MORENO R.C.E.
EXP. 06/30/14

DATE: 02-19-14

SHEET NO: A-5

reference:



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NUMBERED KEY NOTES

1. EXISTING WALL OR PORTION OF WALL TO BE DEMOLISHED (NON-BEARING)
2. EXISTING CMU BLOCK WALL TO BE DEMOLISHED
3. EXISTING STAIRS TO BE DEMOLISHED
4. EXISTING DOOR TO BE REMOVED
5. EXISTING FIXTURE TO BE REMOVED
6. EXISTING KITCHEN FIXTURE TO BE REMOVED
7. EXISTING KITCHEN APPLIANCE OR EQUIPMENT TO BE REMOVED
8. EXISTING COUNTER AND EQUIPMENT TO BE REMOVED
9. EXISTING 4-SEAT TABLE AND CHAIRS TO BE REMOVED
10. EXISTING WALK-IN COOLER TO BE REMOVED
11. EXISTING GATE TO BE REMOVED
12. EXISTING WALL TO REMAIN
13. EXISTING STAINLESS STEEL SHELVES TO REMAIN
14. EXISTING WINDOW TO REMAIN
15. EXISTING DOOR TO REMAIN
16. NEW WALL 2x4 STUDS @ 16" O.C.
17. NEW HAND SINK
18. NEW WATER CLOSET 1.28 GAL/FLUSH
19. NEW MOP SINK

WALL SCHEDULE

NEW WALL 2x4 STUDS @ 16" O.C.

EXISTING WOOD WALL TO REMAIN

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C.U.P. 03663 LEGALIZE USE OF EXISTING LIQUOR

PROPOSED FIRST FLOOR PLAN

OWNER:
KRISTINA EXPRESS WAY CORP.
19571 HANSEN AVE
LAKEVIEW, CA 92567

CONTACT:
KANAIYALAL PATEL
(951) 479-8682

PROJECT ADDRESS:
19571 HANSEN AVE
LAKEVIEW, CA 92567

NO.	REVISION	EXTENDED BY	EXTENDED DATE	DATE

FDC & ASSOCIATES CORP.
234 W ORANGE SHOW RD. #105
SAN BERNARDINO, CA 92408
TEL: (909) 388-7200
FAX: (909) 388-2100

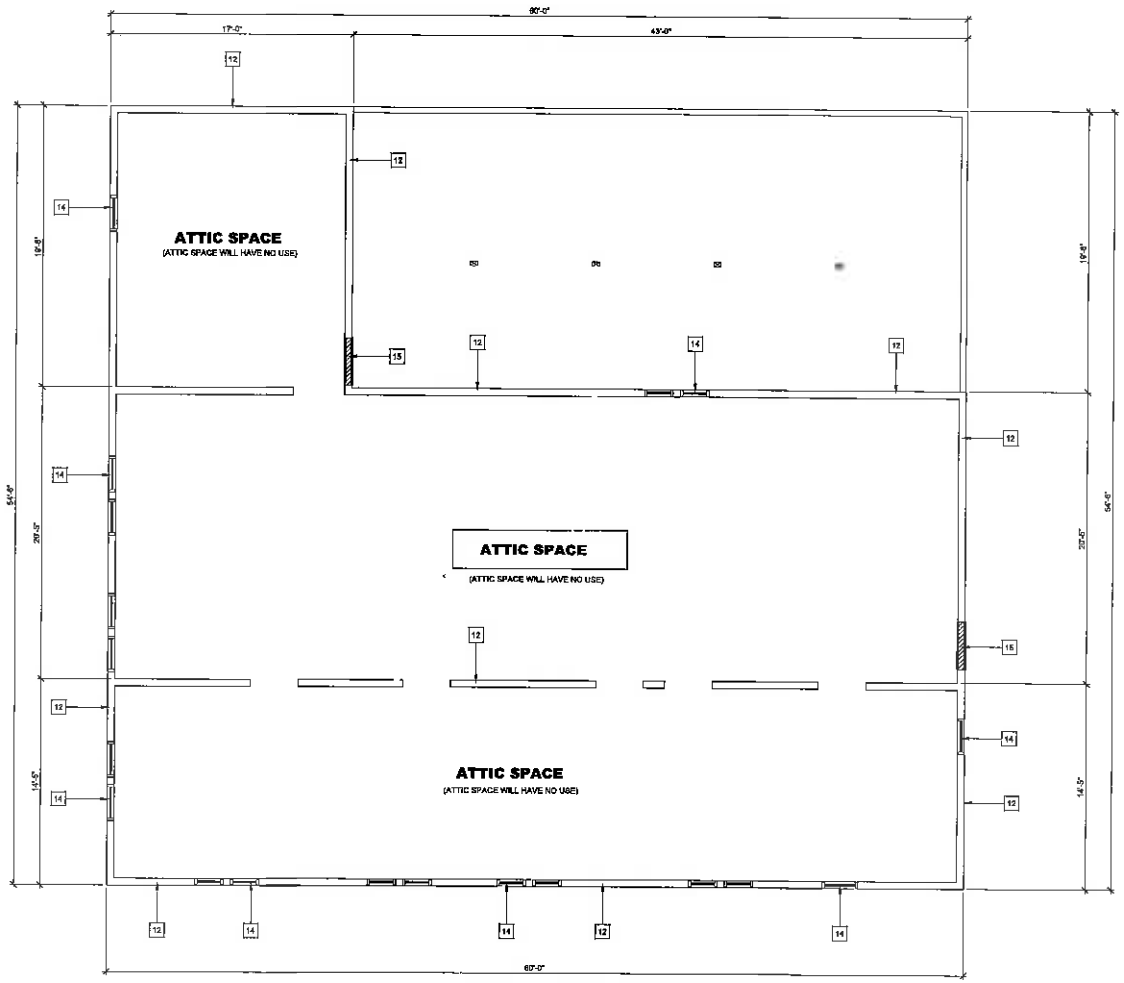
HECTOR M. MORENO R.C.E.
EXP. 06/30/14

DATE: 02-19-14

SHEET NO:

A-1

REFERENCE:



NUMBERED KEY NOTES

1	EXISTING WALL OR PORTION OF WALL TO BE DEMOLISHED (NON-BEARING)
2	EXISTING CMU BLOCK WALL TO BE DEMOLISHED
3	EXISTING STAIRS TO BE DEMOLISHED
4	EXISTING DOOR TO BE REMOVED
5	EXISTING FIXTURE TO BE REMOVED
6	EXISTING KITCHEN FIXTURE TO BE REMOVED
7	EXISTING KITCHEN APPLIANCE OR EQUIPMENT TO BE REMOVED
8	EXISTING COUNTER AND EQUIPMENT TO BE REMOVED
9	EXISTING 4-SEAT TABLE AND CHAIRS TO BE REMOVED
10	EXISTING WALK-IN COOLER TO BE REMOVED
11	EXISTING GATE TO BE REMOVED
12	EXISTING WALL TO REMAIN
13	EXISTING STAINLESS STEEL SHELVES TO REMAIN
14	EXISTING WINDOW TO REMAIN
15	NEW WALL 2x4 STUDS @ 16" O.C.

WALL SCHEDULE

NEW WALL 2x4 STUDS @ 16" O.C.

EXISTING WOOD WALL TO REMAIN

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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C.U.P. 0363 LEGALIZE USE OF EXISTING LIQUOR

PROPOSED SECOND FLOOR PLAN

OWNER:
KRISHNA EXPRESS WAY CORP.
19571 HANSEN AVE
LAKEVIEW, CA 92567

CONTACT:
KANAIYALAL PATEL
(951) 479-8662

PROJECT ADDRESS:
19571 HANSEN AVE
LAKEVIEW, CA 92567

NO.	REVISION	REVISED PER	REVISED PER	DATE

FDC & ASSOCIATES CORP.
236 W ORANGE SHOW RD, #105
SAN BERNARDINO, CA 92408
TEL. (909) 383-7200
FAX. (909) 383-2100

HECTOR M. MORENO R.C.E.
EXP. 06/30/14

DATE: 02-19-14

SHEET NO:

A-6

reference:

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

PRELIMINARY GRADING PLAN

FOR CUP 3683

GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE CHAPTER –J AS AMENDED BY ORD. 457.
2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
3. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW/APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
4. GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY _____ DATED _____.
5. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5 PROJECTS WITHOUT PRELIMINARY SOILS REPORT SHALL HAVE DETAILED SPECIFICATIONS THE REQUIREMENTS IN SECTION 1803.5 PREPARED BY EOR.
6. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133

CUT / FILL

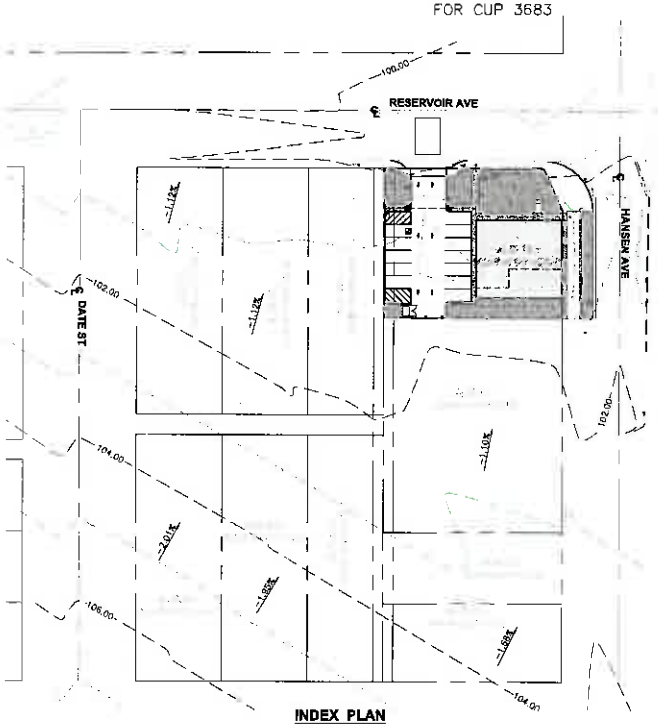
8. MAXIMUM CUT AND FILL SLOPE = 2:1.
9. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN SOILS REPORT), COMPACTED AND TESTED AS GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (H/V) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MIN.
10. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
11. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE AND EROSION / DUST CONTROL

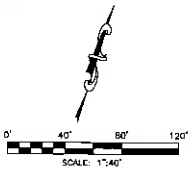
12. DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINGE FACILITY.
13. PROVIDE A SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
14. PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1.
15. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY WITH 5% MIN FOR A MIN DISTANCE OF 10 HORIZONTAL FEET. SWALES WITHIN 10 FEET FROM BUILDING SHAL HAVE 2% MINIMUM SLOPE.
16. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
17. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT POUNDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
18. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
19. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
20. FOR SLOPES 3 TO 1 (H/V) OR STEEPER:
ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM SPACING OF 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C., CHAPTER 10. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL.

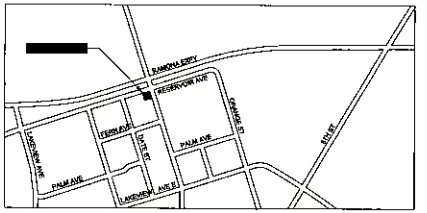
COMPLETION OF WORK

21. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL ALSO PROVIDE BUILDING FOUNDATION DESIGN PARAMETER INCLUDING ALLOWABLE SOIL PRESSURES, EXPANSION INDEX AND REMEDIAL MEASURES IF EI>20, WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
22. EXCEPT FOR NO-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED IN TABLE 1704.7 OF 2010 CBC.
23. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
CERTIFICATION SHALL INCLUDE LINE GRADE, SURFACE DRAINAGE, ELEVATION, AND LOCATION OF PERMITTED GRADING ON THE LOT.



INDEX PLAN
SCALE: 1"=40'





VICINITY MAP
N.T.S.

ABBREVIATION

BCR	BEGIN CURB RETURN
℄	CENTER LINE
C&G	CURB AND GUTTER
ECR	END CURB RETURN
EG	EXISTING GROUND
ES	EXISTING SURFACE
EXIST.	EXISTING
FF	FINISH FLOOR ELEVATION
FL	FLOW LINE ELEVATION
ℙ	PROPERTY LINE
R/W	RIGHT WAY
TC	TOP OF CURB

LEGEND

PROPERTY LINE
CENTER LINE
99.55 EXISTING CONTOUR
DIRECTION FLOW
EXISTING CURB & GUTTER
EXISTING AC DIKE
EXISTING HYDRANT
EXISTING STREET SIGN
EXISTING POWER POLE
EXIST CMU BLOCK
EXIST. CHAINLINK FENCE
EXIST. CONCRETE DRIVEWAY

CONSTRUCTION NOTES

1. CONSTRUCT ONLY 6" CURB AS PER COUNTY OF RIVERSIDE STD 204.
2. INSTALL LANDSCAPE AREAS PER SEPARATE PLAN AND PERMIT.
3. CONSTRUCT NEW AC PARKING LOT.
4. CONSTRUCT CONCRETE SIDEWALK.
5. CONSTRUCT ONLY CURB AND GUTTER TYPE C PER COUNTY RIVERSIDE STD 202.
6. CONSTRUCT W=3' P.C.C. CONCRETE SWALE PER DETAIL 1 IN SHEET G2.
7. CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY RIVERSIDE STD. 207-A.
8. CONSTRUCT NEW CORNER CURB PER COUNTY RIVERSIDE STD. 805.

LAND OWNER(S) APPLICANT(S)

KRISHNA EXPRESS WAY CORP.
84675 HANSEN AVE.
LAKEVIEW, CA 92562

SITE ADDRESS:

84675 HANSEN AVE.
LAKEVIEW, CA 92562

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HANSEN AVE AS SHOWN ON LAKEVIEW TOWNSITE FILE IN BOOK 1 PAGE(S) 18-19 OF MAP, RECORDS OF RIVERSIDE COUNTY BEING NORTH 1715'00" WEST.

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, INCLUSIVE, IN BLOCK 48 OF LAKEVIEW TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 18 AND 19 OF MAPS RECORD OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THE ALLEY ADJOINING SAID LOTS 1 THROUGH 4, INCLUSIVE ON THE SOUTHWEST AS VACATED BY RESOLUTION No 78-216, RECORDED AUGUST 4, 1978 AS INSTRUMENT No 163867 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	INDEX PLAN.
2	PRELIMINARY GRADING PLAN.
3	DRAINAGE PLAN.

PRIVATE ENGINEER'S NOTES TO CONTRACTOR:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR
3. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
4. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS; DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF RIVERSIDE AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE COUNTY OF RIVERSIDE OR THE ENGINEER.

NOTES:

A. ALL IMPORTED SOIL SHALL BE CERTIFIED BY THE ENGINEER OF RECORD THAT IT DOES NOT CONTAIN DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL, ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES, IS NOT EXPANSIVE AND WILL BE TESTED TO ACHIEVE THE DESIRED SOIL BEARING CAPACITY.

B. PRIOR TO FOOTING EXCAVATIONS, A COMPACTION REPORT IS TO BE SUBMITTED TO THE INSPECTION AND TO BE ON SITE FOR FOOTING INSPECTION.

C. ALL IMPORTED SOIL SHALL BE CERTIFIED BY THE ENGINEER OF RECORD THAT IT DOES NOT CONTAIN DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL, ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES, IS NOT EXPANSIVE AND WILL BE TESTED TO ACHIEVE THE DESIRED SOIL BEARING CAPACITY.

FIRE DEPARMENT NOTES

1. 100 FEET AROUND ALL STRUCTURES VEGETATION SHALL BE MAINTAINED PER RIVERSIDE COUNTY ORDINANCE 787.3.
2. DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING A VEHICLE 75,000 POUNDS OVER TWO AXELS.
3. DRIVEWAY SLOPE NO TO EXCEED 15% GRADE.
4. WATER STORAGE TANKS REQUIRE PER SEPARATE SUBMITTAL.

GRADING TOLERANCE NOTE:

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS ALL SLOPES SHALL BE CONSTRUCTED WITHIN 0.5' OF THE LOCATION SHOWN ON THESE PLANS IN NO WAY DO THE ABOVE TOLERANCES RELATIVE THE CONTRACTOR OF THE RESPONSIBILITY OF PROVIDING O FINISHED SURFACE THAT WILL NOT POND.

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PERMIT GRANTEE SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN SHOWN. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PERMIT GRANTEE SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

SEAL–ENGINEER

DESIGNED BY: DFC CORPORATION
CIVIL ENGINEERING DIVISION
HECTOR M. MORENO R.C.E. NO. C 68015

DATE:

BENCHMARK:
NAIL LOCATED IN INTERSECTION RESERVOIR AND HANSEN AVE AS SHOW IN PLAN WITH ASSUMED ELEVATION 99.40

PRELIMINARY GRADING PLAN FOR 19571 HANSEN AVE LAKEVIEW, CA 93562

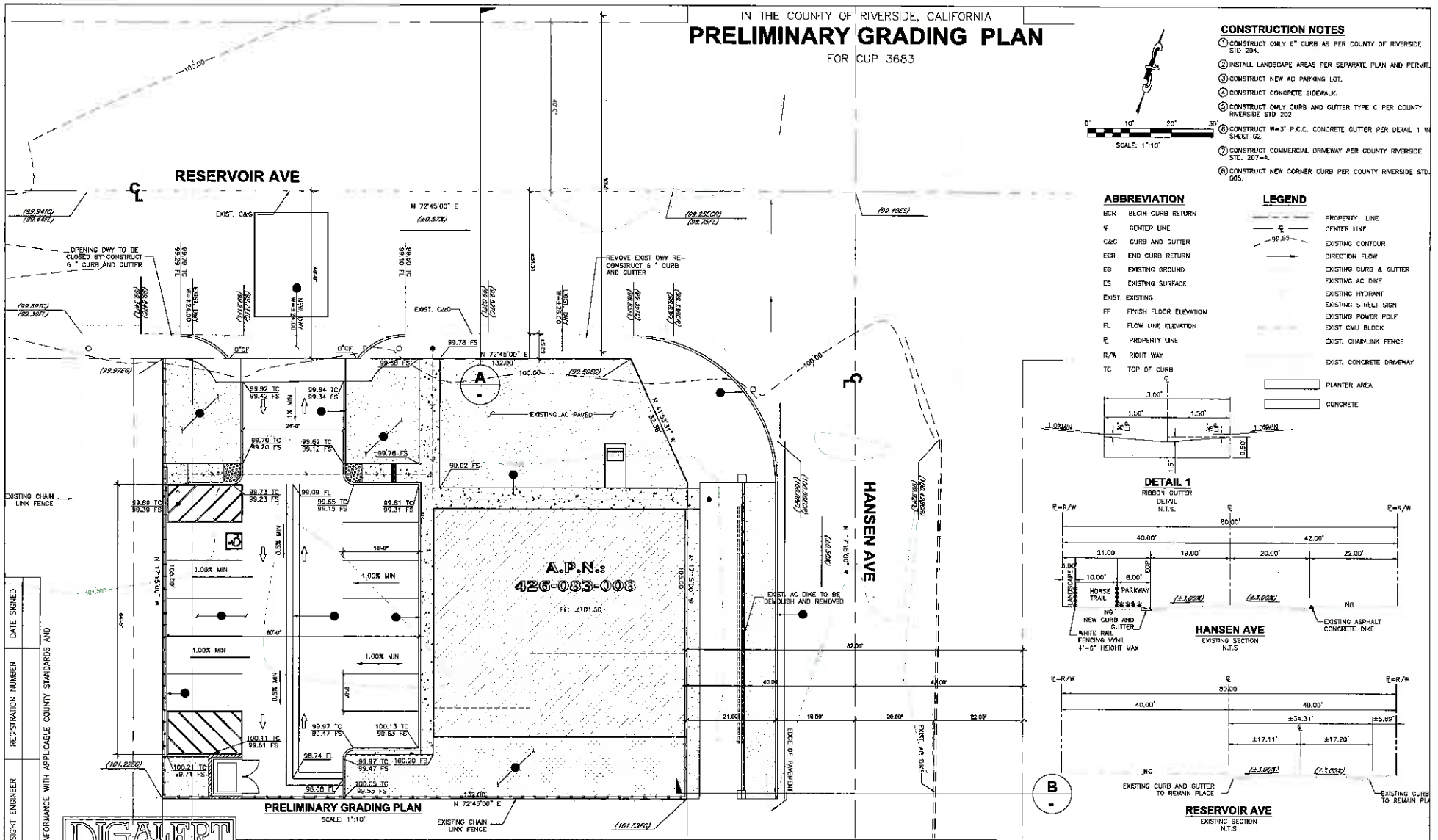
SHEET NO. P-1
1 OF 3 SHTS

CASE #: CUP3683 AMD#2
EXHIBIT: G (grading 1-3)
DATED: 4/30/14
PLANNER: P.RULL

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

PRELIMINARY GRADING PLAN

FOR CUP 3683



PRELIMINARY GRADING PLAN

SCALE: 1":10'

CONSTRUCTION NOTES

1. CONSTRUCT ONLY 6" CURB AS PER COUNTY OF RIVERSIDE STD 204.
2. INSTALL LANDSCAPE AREAS PER SEPARATE PLAN AND PERMIT.
3. CONSTRUCT NEW AC PARKING LOT.
4. CONSTRUCT CONCRETE SIDEWALK.
5. CONSTRUCT ONLY CURB AND GUTTER TYPE C PER COUNTY RIVERSIDE STD 202.
6. CONSTRUCT W=3' P.C.C. CONCRETE GUTTER PER DETAIL 1 IN SHEET G2.
7. CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY RIVERSIDE STD. 207-A.
8. CONSTRUCT NEW CORNER CURB PER COUNTY RIVERSIDE STD. 805.

0' 10' 20' 30'

SCALE: 1":10'

ABBREVIATION

BCR	BEGIN CURB RETURN
℄	CENTER LINE
C&G	CURB AND GUTTER
ECR	END CURB RETURN
EG	EXISTING GROUND
ES	EXISTING SURFACE
EXIST.	EXISTING
FF	FINISH FLOOR ELEVATION
FL	FLOW LINE ELEVATION
ℙ	PROPERTY LINE
R/W	RIGHT WAY
TC	TOP OF CURB

LEGEND

- PROPERTY LINE
- CENTER LINE
- 99.55 EXISTING CONTOUR
- DIRECTION FLOW
- EXISTING CURB & GUTTER
- EXISTING AC DIKE
- EXISTING HYDRANT
- EXISTING STREET SIGN
- EXISTING POWER POLE
- EXIST. CMU BLOCK
- EXIST. CHAINLINK FENCE
- EXIST. CONCRETE DRIVEWAY
- PLANTER AREA
- CONCRETE

DETAIL 1
RIBBON GUTTER DETAIL
N.T.S.

HANSEN AVE
EXISTING SECTION
N.T.S

RESERVOIR AVE
EXISTING SECTION
N.T.S

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIME ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PRESENTED IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIME ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

SEAL—ENGINEER

DC CORPORATION
CIVIL ENGINEERING DIVISION
[illegible] SAN BERNARDINO, CA. 92408
TEL: (909) 386-7700 FAX: (909) 386-7708

HECTOR M. MORENO R.C.E. NO. C 66015 EXP. 06/30/12 — DATE:

BENCHMARK:
NAIL LOCATED IN INTERSECTION RESERVOIR AND HANSEN AVE AS SHOW IN PLAN WITH ASSUMED ELEVATION 99.40

SCALE: H: V:

PRELIMINARY GRADING PLAN FOR 19571 HANSEN AVE LAKEVIEW, CA 93562

FOR: W.O. COUNTY FILE NO.

SHEET NO. P-2

2 OF 2 SHTS

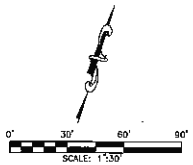
PLAN CHECK OVERSIGHT ENGINEER — REGISTRATION NUMBER — DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

DRAINAGE PLAN

FOR CUP 3683



DRAINAGE PLAN

SCALE: 1"=30'

PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

DIGALERT

DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR INSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN SHOWN IN THE PLANS. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER | COUNTY

SEAL—ENGINEER

PDC CORPORATION
CIVIL ENGINEERING DIVISION
DATE:
HECTOR M. MORENO R.C.E. NO. C 66015 EXP. 06/30/12

BENCHMARK:
NAIL LOCATED IN INTERSECTION RESERVOIR AND HANSEN AVE AS SHOW IN PLAN WITH ASSUMED ELEVATION 99.40

SCALE:
H._____ V._____

DRAINAGE PLAN FOR 19571 HANSEN AVE LAKEVIEW, CA 93562

SHEET NO. P-3

3 OF 3 SHTS

FOR: | W.O. | COUNTY FILE NO.

CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QNTY	SIZE	WUCOLS REGION 4	MATURE HEIGHT	MATURE WIDTH	REMARKS
TREES								
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	2	18'BTH	Low	80'	20'	STANDARD
	LAGERSTROMIA INDICA 'Natchez'	CRAPE MYRTLE	8	15 GAL.	Med.	20'-25'	20'-25'	STANDARD
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	5	24" BOX	Med.	80'	60'	STANDARD
SHRUBS / PERENNIALS								
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	21	5 GAL	L	4'	4'	STANDARD
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	16	5 GAL	L	5'	2'-3'	STANDARD
	MUHLENBERGIA CAPILLARIS	REGAL MIST	68	5 GAL	L	1'-3'	2'-3'	STANDARD
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	45	5 GAL	M	1'-3'	2'-3'	STANDARD
GROUND COVERS			2225 SF					
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	300 MIN.	1 GAL	L	2'	6'	36" O.C. TRI. SPACING

IRRIGATION STATEMENT:

I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.2; ORDINANCE 348, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS; CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES.

IRRIGATION NOTES:

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:

SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).

MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)

RAIN SENSING DEVICE

ANTI-DRAIN CHECK VALVES

PRESSURE REGULATOR (IF NEEDED)

HYDROZONES WILL BE PROPERLY DESIGNATED

NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)

SUBSURFACE OR LOW-VOLUMEN IRRIGATION WILL BE USED FOR IRREGULAR SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.

WATER BUDGETS - POC # 01

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

SQUARE FOOTAGES

TURF	0 s.f.	0 ac	
SHRUBS & GROUND COVERS:	4274 s.f.	0.1 ac	
TOTAL LANDSCAPE AREA (TLA) SF:	4,274 s.f.	0.1 ac	

MAWA = (ETo) (0.62) (AF) (LA)

ETo = REFERENCE EVAPOTRANSPIRATION IN INCHES PER YEAR (55.1 in)
0.62 = CONVERSION FACTOR TO GALLONS
AF = ET ADJUSTMENT FACTOR (0.70)
LA = LANDSCAPE AREA (4,274 s.f.)

MAWA = 55.1 x 0.70 x 4,274 s.f. x 0.62

MAWA = 102,205 GAL PER YEAR
280 GAL PER DAY
2,800 GAL PER DAY PER ACRE (GPD/ACRE)

ESTIMATED TOTAL WATER USE (ETWU) - SPRAY SYSTEMS

SQUARE FOOTAGES

TURF	0 s.f.	0 ac
SHRUBS & GROUND COVERS:	4,274 s.f.	0.1 ac
TOTAL LANDSCAPE AREA (TLA) SF:	4,274 s.f.	0.1 ac

EAWU = (ETo) (0.62) (PF) (HA) / IE

ETo = REFERENCE EVAPOTRANSPIRATION IN INCHES PER YEAR (55.1 in)
0.62 = CONVERSION FACTOR TO GALLONS
PF = PLANT FACTOR (0.4)
HA = HYDROZONE AREA (4274 s.f.)
IE = IRRIGATION EFFICIENCY (0.75)

EAWU = 55.1 x 0.62 x 0.4 x 4274 / 0.75

EAWU = 77,971 GAL PER YEAR
213 GAL PER DAY
2,133 GAL PER DAY PER ACRE (GPD/ACRE)

WATER BUDGET CALCULATION CLEARANCE

SQUARE FOOTAGES

TURF	0 s.f.	0 ac
SHRUBS & GROUND COVERS:	4274 s.f.	0.1 ac
TOTAL LANDSCAPE AREA (TLA) SF:	4274 s.f.	0.10 ac

EAWU = 77,971 GAL PER YEAR

MAWA = 102,205 GAL PER YEAR

EAWU IS LESS THAN MAWA, PROJECT CONFORMS TO WATER ORDINANCES.

CONCEPTUAL LANDSCAPE PLAN NOTES

NOTES,

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO THE COUNTY OF RIVERSIDE DESIGN GUIDELINES, CODES AND REGULATIONS.

RIGHT- OF –WAY PLANTING SHALL MATCH OR BE COMPATIBLE WITH EXISTING LANDSCAPES WITHIN 200' OF THE PROJECT SITE.

ALL LANDSCAPE AREAS ARE TO RECEIVE EFFICIENT AUTOMATIC IRRIGATION SYSTEMS THAT MEET THE REQUIREMENT OFTHE COUNTY OF RIVERSIDES WATER CONSERVATION ORDINANCE 859.2

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE COUNTY OF RIVERSIDE.

ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED.

PLANT MATERIAL SHALL BE SELECTED FOR LOW MAINTENANCE AND DROUGHT TOLERANCE.

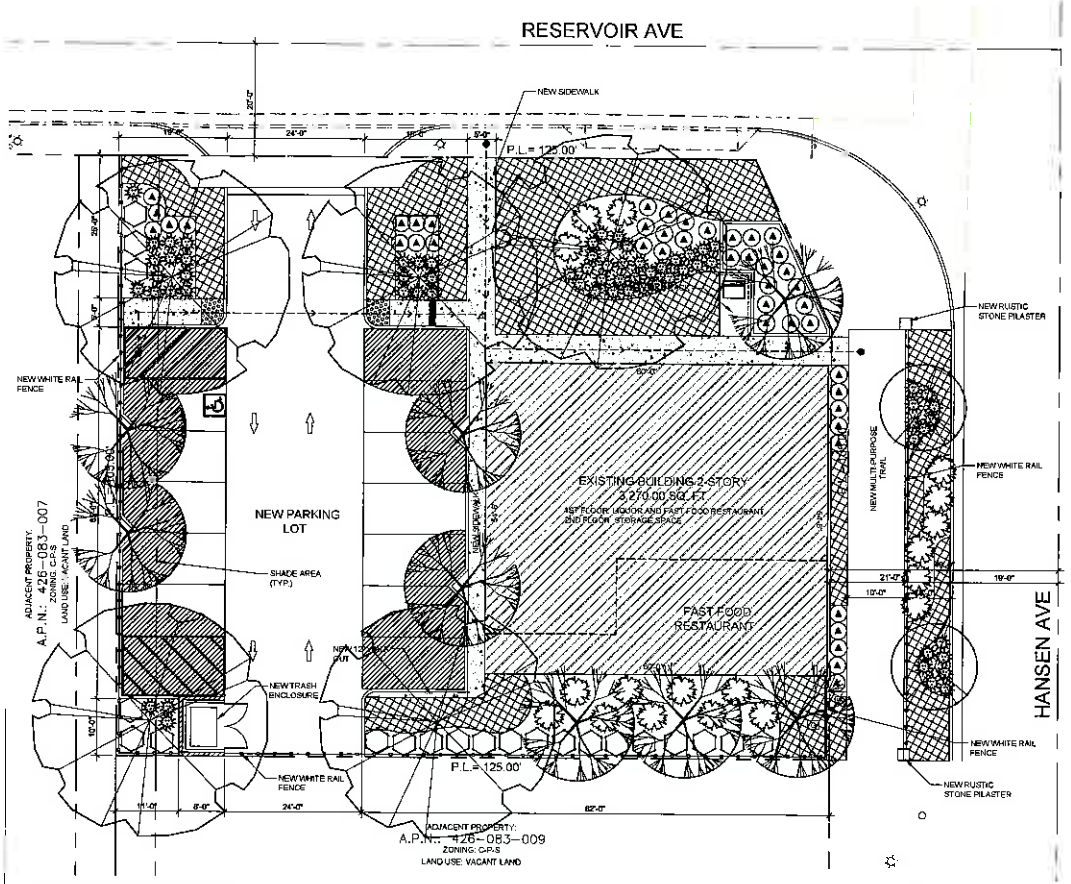
WHERE TREE ARE INSTALLED WITHIN 6' OF WALLWAYS OR PAVED SURFACES, LINER ROOT BARRIERS SHALL BE INSTALLED

WITHIN THE ROAD RIGHT-OF-WAY, NO VEGETATION WITH A GROWTH HABIT OF OVER TWO FEET IN HEIGHT WILL BE PLANTED WITHIN TEN FEET OF ANY CORNER, CUTBACK OR DRIVEWAY ENTERANCE/EXIT.

NO PLANT MATERIAL WITH SPINES, THORNS, OR POISONUS VEGETATION WILL BE PLANTED IN THE RIGHT- OF- WAY.

ALL SHRUB PLANTING AREAS ARE TO RECEIVE A 3" THICK LAYER OF SHREDDED WOOD MULCH. GROUND COVER FROM FLATS SHALL RECEIVE 1 ½" THICK LAYER OF WOOD MULCH.

LANDSCAPE SHALL CONFORM TO ORDINANCE NO. 859 AND THE COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.



LANDSCAPE CONCEPT STATEMENT

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY EQUALLY SPACED STREET TREES. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS GUIDELINES.

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 10'-0"

SCALE: 1"=10'

SHADE CALCULATION

TOTAL PARKING LOT AREA	2250 SF
TOTAL SHADED PARKING LOT AREA	1480 SF
PERCENT REQUIRED	30%
PERCENT ACHIEVED	66%

OFFSITE LANDSCAPE MAINTENANCE SHALL BE PRIVATE.

LANDSCAPE TO CONFORM TO ORDINANCE NO. 859.2 AND COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.

FDC & ASSOCIATES CORPORATION
A DEVELOPMENT COMPANY — Our Commitment | Your Vision
ARCHITECTURAL DIVISION

C.U.P. 03683 LEGALIZE USE OF EXISTING LIQUOR
CONCEPTUAL LANDSCAPE PLAN

OWNER:
KRISHNA EXPRESS WAY CORP.
19571 HANSEN AVE
LAKEVIEW, CA 92567

CONTACT:
KANAIYALAL PATEL
(951) 479-8682

PROJECT ADDRESS:
19571 HANSEN AVE
LAKEVIEW, CA 92567

NO.	REVISIONS	APPROVED BY	DATE

FDC & ASSOCIATES CORP.
236 W ORANGE SHOW RD. #105
SAN BERNARDINO, CA 92408
TEL: (909) 388-7200
FAX: (909) 388-2100

HECTOR M. MORENO R.C.E. EXP. 06/30/14

DATE: 05-15-14

SHEET NO: LA-1

CASE #: CUP3683 AMD#2
EXHIBIT: L
DATED: 6/16/14
PLANNER: P.RULL

CORPORATION
A DEVELOPMENT COMPANY

FDC & Associates
Corporation

Our Commitment | *Your Vision*

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502 -1409
(951) 955-3200
(951) 955-1811 Fax

RE: Parking Calculation
(Case No.: Conditional Use Permit No. 3683 (CUP 3683)

The parking calculation for the project is 1 parking space per 200 square foot of gross floor area. 16 parking stalls are required for the first floor. If there is a proposed use for the second floor/attic, then additional parking shall be provided. If no use is proposed for the second floor/attic, identify on the plans no use proposed.

The existing land use of the site is C-P-S (Scenic Highway Commercial) which allows the use of "liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance". In pursuant of Section 18.12(a)(2) approximately 16 parking stalls are required for this site using the ratio of gross area 1:200. An analysis of the existing building was taken into consideration which is approximately 3,270 square feet; however, due to the limitations of 35 foot setbacks and increase of landscape area on the site only twelve parking spaces were able to be proposed. The request to reduce parking is warranted for the approval of this project.

The convenient store would allow a retail of alcoholic beverages (liquor) store of approximately 2,363 square feet the remaining 907 square feet would be used as on-site storage for the business. During the design phase of the project the primary area that will be used was given into consideration in order for parking to be adequate. As per the ratio the existing liquor store area of 2,363 square feet was divided by 200 square feet allowing approximately 12 parking stalls. This amount of parking complies with the municipal code. In addition, the design adhered to all setback requirements and gives the site an opportunity to allow for the increase of landscape areas. Lastly, in order to aid patrons and employees who do not possess a car bicycle racks have been provided in the front of the store.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 acres.

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 #: CUP03683 Parcel: 426-083-008

10. GENERAL CONDITIONS

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. 3683 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3683,
Exhibit A, Amended No. 2, dated 4/30/14
Exhibit B, Amended No. 2, dated 6/16/14
Exhibit C, Amended No. 2, dated 4/30/14
Exhibit G, Amended No. 2, dated 4/30/14
Exhibit L, Amended No. 2, dated 6/16/14

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.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

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

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

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. 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. 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. 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 - BUILD & SAFETY PLANCK RECOMMND

The conditional approval is based on the building plan submittal for the project BNR140006. All previous concerns and requirements will be address through the building department plan review.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

10. GENERAL CONDITIONS

10.BS PLNCK. 1 - BUILD & SAFETY PLANCK (cont.) RECOMMND

PERMIT ISSUANCE:
Per section 105.1 (2013 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 allow for the construction or use of any building, structure, or equipment. 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.
NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

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 management plan by the Riverside County Waste Management Department that:

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

10. GENERAL CONDITIONS

10.BS PLNCK. 1 - BUILD & SAFETY PLANCK (cont.) (cont.) RECOMMND

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.

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK RECOMMND

The current request is to permit an existing two story 3,270 square foot commercial building with a "CWP" liquor store on the ground level and a storage area above. The applicant has submitted buillding plans (BNR140006) to the building department for review, approval, and permit issuance.

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 new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without

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10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.) RECOMMND

permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

The approved building plans will include a site plan to reflect the required continuous paved path of travel. The accessible path of travel details shall include;
1.Accessible path construction type (Asphalt or concrete).
2.Accessible path width.
3.Accessible path directional slope % and cross slope %.
4.All accessible ramp and curb cut-out locations and details where applicable.
The Accessible path of travel shall:
1.Connect to the public R.O.W.
2.Connect to all building(s).
3.Connect to all accessible parking loading/unloading areas.
4.Connect to accessible sanitary facilities.
5.Connect to areas of public accommodation.
Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Per letter dated August 1, 2012 from Steven Hinde (RivCo Industrial Hygienist), the following comments were offered:

A noise study is not required based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers and existing retail commercial building (existing liquor store and restaurant). 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,

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

library or nursing home", must not exceed the following worse-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).

Should you have any further questions, please contact Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 2 CUP 3683 - COMMENTS RECOMMND

Conditional Use Permit 3683 is proposing the removal/demolition of an existing restaurant and renovation of an existing building for the continued operation as a liquor retail store.

This facility has an existing walk-in cooler and a restroom with 1 lavatory and 1 water closet.

10.E HEALTH. 3 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. For further information, please contact the Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8982.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03683 is a proposal to permit an existing building for liquor sales and a restaurant on an approximately 0.32-acre site. The site is located in the Lakeview/Nuevo area on the southwest corner of Reservoir Avenue and Hansen Avenue.

The site is located within the X-shaded Zone floodplain limits as delineated on Map No. 06065C1455G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). All structures are existing and may be damaged from a large magnitude storm event. No new structures are proposed except asphalt concrete parking lot and new concrete side walk.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

The project site is located in the Lakeview/Nuevo Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

The District does not object to this proposal.

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:

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

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 - PDA04854 RECOMMND

County Archaeological Report (PDA) No. 4854 submitted for this project (CUP03683) was prepared by Robert S. White with Archaeological Associates and is entitled: "Phase I Cultural Resources Assessment and Building Evaluation for a 0.32-acre Parcel (APN 426-083-008, CUP03683) Located at 19571 Hansen Avenue, Lakeview, Riverside County", dated April 27, 2014.

(PDA) No. 4854 concluded that no prehistoric resources were identified as a result of the record search or the filed survey. One historic building was evaluated for historic/architectural significance with the conclusion

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - PDA04854 (cont.) RECOMMND

that it does not appear eligible for the NHRP or CRHR.

(PDA) No. 4854 recommends no additional work and no monitoring is needed.

This document is herein incorporated as a part of the record for project.

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.

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 9 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 10:00

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - HOURS OF OPERATION (cont.) RECOMMND

p.m., Monday through Sunday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.e.(1) Alternative Parking Program. Parking has been provided as per the applicant's alternative parking program, and that the provided 12 parking stalls is sufficient for the project.

10.PLANNING. 12 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. 18 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. 19 USE - NO SECOND FLOOR USE 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 the first floor was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 20 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.

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10. GENERAL CONDITIONS

10.PLANNING. 21 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 Department of Alcoholic Beverage Control, 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. 22 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. 25 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. 26 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. 30 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.

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10. GENERAL CONDITIONS

10.PLANNING. 31 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. 32 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. 35 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. 37 USE - ABC21 OFF SALE GENERAL RECOMMND

OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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 - SUBMIT FINAL WQMP 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 guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

a "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 criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed 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 measures.

10.TRANS. 5 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:

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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. 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. 5 USE - EXPIRATION CODE ENFORCE RECOMMND

WITHIN THIRTY DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the thirtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE (cont.) RECOMMND

PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN THIRTY (30) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest 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.

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 USE - PROJECT APPROVAL RECOMMND

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

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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 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 n 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. 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 BMP - CONSTR. 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.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 USE - TRAIL MAINENANCE COMMUNI RECOMMND

The Community Trail(s) within the project boundary will be under jurisdiction of the local recreation provider. The local recreation provider for this project will ultimately be responsible for the maintenance of the trail(s). the applicant shall enter into a trail maintenance agreement with the local recreation provider or form or annex into a trail(s) maintenance district managed by the appropriate agency listed below and approved by the County of Riverside Planning Department.

CSA Coordinator, CSA No. 146
1325 Spruce Street
Riverside, CA 92507
Phone: 951.955.3100

60.PARKS. 2 USE - TRAIL PLAN APPROVED RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 4 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

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 11 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 0.5 acres (gross) in accordance with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - SKR FEE CONDITION (cont.) RECOMMND

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 STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3683, 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 - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 2 USE-REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.8, obtain the existing street improvement plan and show the revision on the plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE-REVISE STREET IMP PLAN (cont.) RECOMMND

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

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.

60.TRANS. 4 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.1 and 90.TRANS.7.

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 - SUBMIT FINAL WQMP RECOMMND

The project specific Final WQMP, 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 Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 6 USE - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - WQMP MAINT DETERMINATION (cont.) RECOMMND

maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 USE - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 USE - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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 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.

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.

80.E HEALTH. 2 USE - E.HEALTH CLEARANCE REQ. RECOMMND

PRIOR TO ISSUANCE OF A BUILDING PERMIT, the applicant shall provide the following to the Department of Environmental Health (DEH), Land Use Program:
1) Provide proof of current water service from the appropriate water purveyor.
1) Provide proof of current water service from the appropriate water purveyor.
2) Provide a current onsite wastewater treatment system (OWTS) certification from a qualified service provider.

2) Provide a current onsite wastewater treatment system (OWTS) certification from a qualified service provider.

3) Since the restaurant is being removed, the existing grease interceptor shall be removed/abandoned under permit with DEH. Applicable fees shall apply.

**Please note that any repairs to the existing OWTS or its replacement shall be done under permit with DEH. Applicable fees shall apply.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

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.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT 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. 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. 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 16, 2012.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Nuview Union and Perris Union High School District shall be mitigated in accordance with California State law.

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 Conditional Use Permit No. 3683, 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 - TRAIL MAINTENANCE RECOMMND

The Community Trail(s) within the project boundary will be under jurisdiction of the local recreation provider. The local recreation provider for this project will ultimately be responsible for the maintenance of the trail(s). Prior to building permit issuance, the applicant shall enter into a trail maintenance agreement with the local recreation provider or form or annex into a trail(s) maintenance district managed by the appropriate agency listed below and approved by the County of Riverside Planning Department.

CSA Coordinator, CSA No.146
1325 Spruce Street
Riverside CA 92507
Phone: 951-955-3100

TRANS DEPARTMENT

80.TRANS. 1 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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) Landscaping along Hansen Avenue and Reservoir Avenue.

(2) Trails along Hansen Avenue.

(3) Streetlights.

(4) Traffic signals located on Ramona Expressway at intersection of Hansen Avenue.

(5) 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. 2 USE - LIGHTING PLAN RECOMMND

A separate streetlight 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping and 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 Hansen Avenue and Reservoir Avenue 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.

80.TRANS. 4 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. 6 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 Registered/Licensed Landscape Architect;
2)Weather based controllers and necessary components to eliminate water waste;
3)A copy of the "stamped" approved grading plans; and,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

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,
NOTE:
1)Landscaping plans for areas within the road right-of-way shall be combined within onsite landscape plans. Use Transportation Departments Standard Title Block.

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 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. 7 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 Transportation Department, Landscape Division. Once the Transportation 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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

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.TRANS. 8 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Use Standard Transportation Department Title Block
b. Use County Standard Details for Irrigation and Planting

See:
http://rctlma.org/trans/Land-Development/Special-Assessment Districts/Landscape-Guidelines-and-Standards

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BUSINESS REGISTRATION (cont.) RECOMMND

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.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving
b.Precise Grade Inspection

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

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-#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.

90.FIRE. 3 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

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90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the final occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 USE - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the final occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 12 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 1 accessible parking space 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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

"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. 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 6 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. 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. 14 USE - FENCE REQUIRED RECOMMND

A minimum 5'8" foot high white vinyl rail fence shall be constructed along as shown on APPROVED EXHIBIT A. The fence shall have vinyl fence posts. The required fence shall be subject to the approval of the Director of the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

1 trash enclosure which is adequate to enclose a minimum of 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 decorative 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 with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 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. 18 USE - UNPERMITTED SIGNS RECOMMND

All existing unpermitted signs shall be removed. Any proposed signs shall be required to go through the Building and Safety review process of obtaining a sign permit.

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 anticipated to be 0.5 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.) RECOMMND

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 (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 the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3683 is calculatecd to be 0.5 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 installation of facilities and the acquisition of open

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 3683 has been calculated to be 0.5 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Lakeview/Nuevo Design Guidelines.

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.

2. Letter establishing interim energy account from SCE, IID or other electric provider.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

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 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 - 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. 6 USE - LAKEVIEW/NUEVO FUNDING RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBD) is under active consideration. This project will be required to participate in the RBBD and pay its share of RBBD fees, including an interim RBBD fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

90.TRANS. 7 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

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 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 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 Hansen Avenue and Reservoir Avenue.

(2) Trails along Hansen Avenue.

(3) Streetlights.

(4) Traffic signals located on Ramona Expressway at intersection of Hansen Avenue.

(5) Street sweeping.

90.TRANS. 8 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Reservoir Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A 6' sidewalk shall be constructed adjacent to the curb line.

3. The existing driveway shall be closed, constructed with a 6" curb and gutter and sidewalk along project boundary.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 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. 10 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 Hansen Avenue and Reservoir Avenue.

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. 11 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12 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 Hansen Avenue and Reservoir Avenue.

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - EXISTING MAINTAINED RECOMMND

Hansen Avenue along project boundary is a paved County maintained road designated Rural Local per Lakeview/Nuevo Design Guidelines and shall be improved with 20 foot AC pavement, rolled concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 40' half-width dedicated right-of-way in accordance with Lakeview-Nuevo Design Guidelines, Street "A", page 32.

NOTE: A 10' multi-purpose DG trail shall be constructed (on project side) per Lakeveiw-Nuevo Design Guidelines, Street "A", page 32.

90.TRANS. 14 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.

90.TRANS. 15 USE - BMP MAINT AND INSPECTION 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 Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 16 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 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

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 17 USE LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 18 USE - LC COMPLY W/ LNDSCP/ IRR 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

CONDITIONAL USE PERMIT Case #: CUP03683 Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 19, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
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
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA – Redevelopment
5th District Supervisor
5th District Planning Commissioner
Southern California Edison
Southern California Gas Co.
Eastern Municipal Water Dist.
Verizon
Santa Ana RWQCB
Lakeview MAC
Eastern Information Center (UCR)
County Service Area No. 146 – c/o EDA
Nuview Union & Perris Union High School Dist.

CONDITIONAL USE PERMIT NO. 3683 – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit is a proposal to permit a 3,270 square foot single commercial building containing a 2,392 square foot liquor store with the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and a 878 square foot restaurant with 15 parking spaces – APN: 426-083-008

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 2, 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 **Christian Hinojosa,** Project Planner, at **(951) 955-0972** or email 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.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 8, 2014

TO
Department of Alcohol Beverage Control

CONDITIONAL USE PERMIT NO. 3683 AMENDED NO.1 – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** To permit an existing 3,270 square foot commercial building with a liquor store business with the sale of beer, wine and distilled spirits for off premise consumption – APN: 426-083-008

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on April 10, 2014**. 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation Department, Environmental Health Department, Building and Safety Plan Check Department, Landscaping Department, Archaeology Department, Planning Department

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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at prull@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
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 20, 2014

TO

Riv. Co. Transportation Dept.	Riv. Co. Building & Safety – Grading	P.D. Landscaping Section-Mark Hughes
Riv. Co. Environmental Health Dept.	Riv. Co. Building & Safety – Plan Check	P.D. Archaeology Section-Heather Thomson

CONDITIONAL USE PERMIT NO. 3683 AMENDED NO.1 – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** To permit an existing 3,270 square foot commercial building with a liquor store business with the sale of beer, wine and distilled spirits for off premise consumption – APN: 426-083-008

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on April 10, 2014**. 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation Department, Environmental Health Department, Building and Safety Plan Check Department, Landscaping Department, Archaeology Department, Planning Department

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 **Paul Rull,** Project Planner, at **(951) 955-0972** or email at prull@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
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 30, 2014

TO

Riv. Co. Fire Department	Riv. Co. Environmental Programs Dept.	Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – Grading	P.D. Geology Section-D. Jones	P.D. Landscaping Section-Mark Hughes
Riv. Co. Building & Safety – Plan Check	Riv. Co. Transportation Dept.	P.D. Archaeology Section-Heather Thomson

CONDITIONAL USE PERMIT NO. 3683 AMENDED NO.2 – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** To permit an existing 3,270 square foot commercial building with a liquor store business with the sale of beer, wine and distilled spirits for off premise consumption. All other existing uses including the restaurant and second floor storage will be removed – APN: 426-083-008

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on May 22, 2014**. 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation Department, Environmental Health Department, Landscaping Department, Archaeology Department, Planning Department

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 **Paul Rull,** Project Planner, at **(951) 955-0972** or email at prull@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
Waste Management Department
Hans W. Kernkamp, General Manager-Chief Engineer

July 16, 2012

Christian Hinojosa, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3683
To Permit an Added Restaurant within an Existing Liquor Store

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of Reservoir Avenue and westerly of Hansen Avenue within the Lakeview/Nuevo Area Plan. 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,** 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 building final 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.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

Sung Key Ma
Urban/Regional Planner IV

PD123384

TR Design Group
ARCHITECTURE
7179 MAGNOLIA AVENUE ■ RIVERSIDE, CA 92504 ■ (951) 742-7179

June 17, 2014 09-028j

Mr. Paul Rull, Project Planner
County of Riverside TLMA
4080 Lemon Street
Riverside, CA 92502-1409

RE: Additional Design Review Comments
CUP 3683
19571 Hansen Ave.
Lakeview, CA 93562

Dear Paul,

In response to your e-mail, dated June 16, 2014; we reviewed the revised elevations and they are more in compliance with the Lakeview-Nuevo Design Guidelines than the two previous submittals. The designer included a sloped western style roof canopy with post and beam construction, simplified, consistent finish materials and roof cornice detailing, which was recommended earlier.

While simpler, this latest version reflects the rustic nature of the architecture of the Lakeview-Nuevo community more than any other previous versions and we therefore recommend approving this application.

If you want to discuss the above recommendations, please feel free to contact me at 951-742-7179.

Sincerely,

Thomas Riggle

Thomas Riggle, Architect, AIA

TR DESIGN GROUP, ARCHITECTURE
Design Review Consultant for the County of Riverside TLMA

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC0D6363

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: Permit existing Liquor store

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.50 a(74) b(24)

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: CUP03683 DATE SUBMITTED: 5/15/12

APPLICATION INFORMATION

Applicant's Name: Kanaiyalal A. Patel E-Mail:

Mailing Address: 19571 Hansen Ave (Street)
Lakeview, CA 92567
City State ZIP

Daytime Phone No: (951) 275-2712 Fax No: ( )

Engineer/Representative's Name: Hector Moreno E-Mail: hector.moreno@fdccorporation.com

Mailing Address: 236 W Orange Show Rd, Ste #105 (Street)
San Bernardino, CA 92408
City State ZIP

Daytime Phone No: (909) 388-7200 Fax No: (909) 388-2100

Property Owner's Name: Krishna Express Way Corp. E-Mail:

Mailing Address: 19571 Hansen Ave (Street)
Lakeview, CA 92567
City State ZIP

Daytime Phone No: (951) 275-2712 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

EA 42514
CFG 05889

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.

Kanaiyalal A. Patel
PRINTED NAME OF APPLICANT

K.A Patel
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.

Krishna Express Way Corp.
PRINTED NAME OF PROPERTY OWNER(S)

K.A. Patel
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): 426-083-008

Section: 8 Township: 4S Range: 2W

Approximate Gross Acreage: 0.32 AC

General location (nearby or cross streets): North of Fern Ave, South of Reservoir Ave, East of Date St., West of Hansen Ave.

Thomas Brothers map, edition year, page number, and coordinates: Ed. 2010, 779-B2

Project Description: (describe the proposed project in detail)

1st floor Permit existing Liquor

Related cases filed in conjunction with this application:

N/A CV 1002489
CV 980706

Is there a previous application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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: N/A

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: 0 cy

PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on 7/2/14 the attached property owners list was prepared by RIVERSIDE COUNTY PLANNING DEPARTMENT APN(s) for case numbers CUP3683 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.

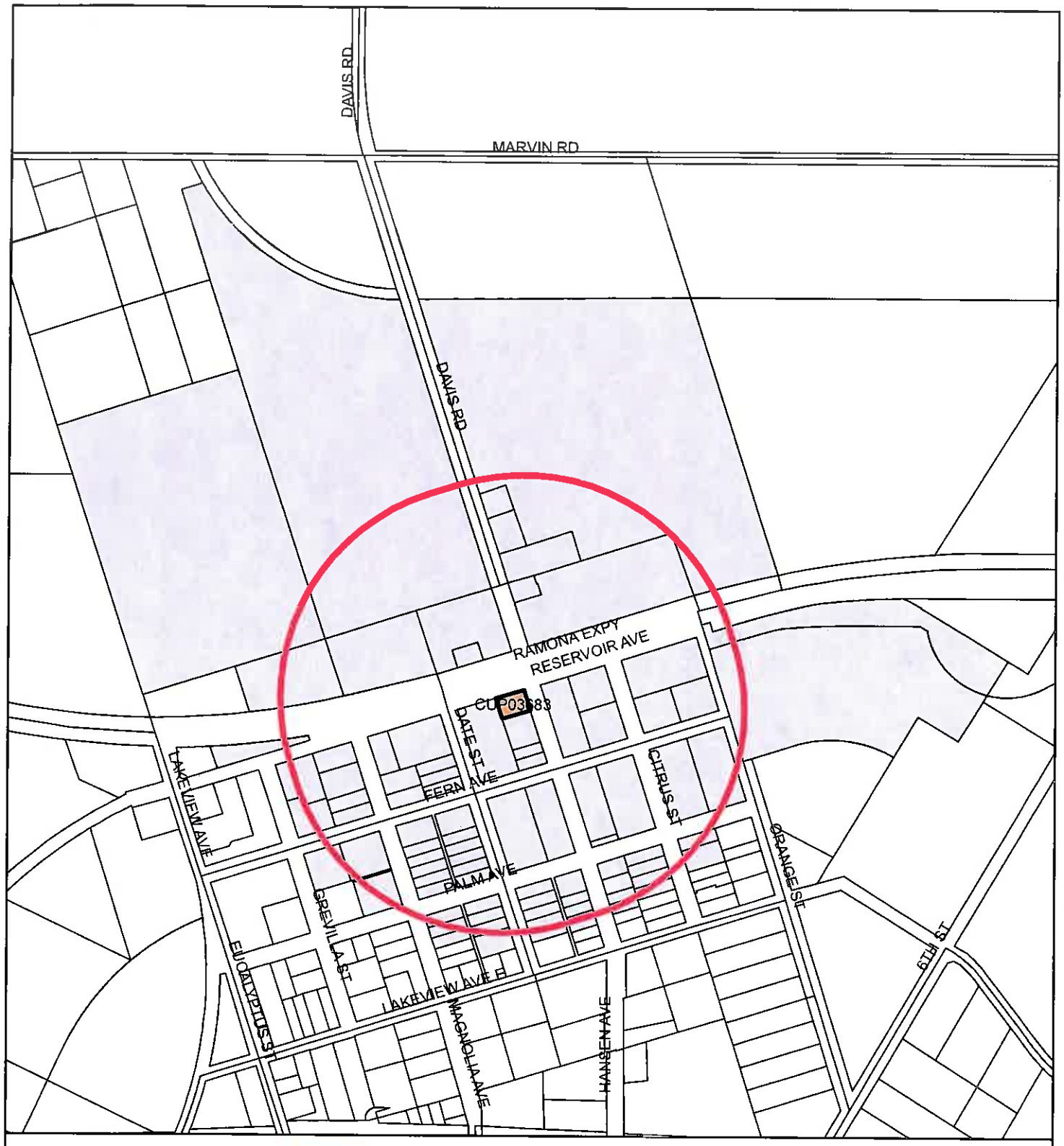
NAME: PAUL RULL

TITLE: PROJECT PLANNER

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

CUP03683 (1,000 Foot Buffer)



Case Owner Buffer
Case Boundary
Parcel Boundaries
Surrounding Owner Parcels

Feet

650 325 0 650

Printed by prull on 8/25/2014

Maps and data are to be used for reference purposed only. Map features are approximate, and are not neccessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guaruntee as to the content (the source is often thrird 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.

EUGENIO ALEGRIA
19734 HANSEN ST
NUEVO, CA. 92567

ALTICOR INC
C/O BARBARA JONES
5600 BEACH BLV
BUENA PARK, CA. 90621

JORGE JUAN ANDRES
19615 DATE ST
NUEVO, CA. 92567

JORGE JUAN ANDRES
19671 DATE ST
LAKEVIEW, CA. 92550

MAURICIO A ARIAS
19670 MAGNOLIA ST
LAKEVIEW, CA. 92550

KENNETH ARMSTRONG
P O BOX 1015
NUEVO, CA. 92567

KENNETH A ARMSTRONG
19950 6TH ST
NUEVO, CA. 92567

JEFFREY L ARRINGTON
1270 EUGENIA TER
LAWRENCEVILLE, GA. 30046

RAFAEL BARBOZA
19711 DATE ST
LAKEVIEW, CA. 92550

EPHRAIM BENJAMIN
29950 MOONDANCE WAY
MENIFEE, CA. 92586

TERRY L BOSS
19589 MAGNOLIA AVE
NUEVO, CA. 92567

LINDSI BRAUN
19743 CITRUS ST
NUEVO, CA. 92567

DANIEL J BURKE
19604 MAGNOLIA ST
NUEVO, CA. 92567

JUDITH A CABRAL
31050 PALM AVE
NUEVO, CA. 92567

ELAINE QUEZADA CASTILLO
19745 DATE ST
NUEVO, CA. 92567

JOSE DEJESUS CEDILLO
19605 DATE ST
NUEVO, CA. 92567

JESSE CIFUENTES
19769 HANSEN AVE
NUEVO, CA. 92567

ROSA MARIA CISNEROS
19750 DATE ST
NUEVO, CA. 92567

SUSANA CONTRERAS
19790 DATE ST
NUEVO, CA. 92567

ELIAS PUGA CUBILLO
19740 MAGNOLIA ST
NUEVO, CA. 92567

HERMALINDA DELGADO
19750 MAGNOLIA ST
NUEVO, CA. 92567

ROBERT G FAUSTO
C/O ALFONSO FAUSTO
19731 HANSEN AVE
NUEVO, CA. 92567

JUAN H FELIX
19801 HANSEN AVE
NUEVO, CA. 92567

JOHN FIERRO
19751 HANSEN AVE
NUEVO, CA. 92567

CYNTHIA L GARCIA
11914 PEARL ST
LOS ANGELES, CA. 90064

MOSES GARCIA
P O BOX 1194
LAKEVIEW, CA. 92567

LISA ANN GOMEZ
19766 HANSEN AVE
NUEVO, CA. 92567

VICTOR GOMEZ
19780 HANSEN AVE
NUEVO, CA. 92567

RICHARD A HAGLE
4603 GRACE ST
SCHILLER PARK, IL. 60176

DUANE EDWARD HENDRICKSON
P O BOX 127
LAKEVIEW, CA. 92550

DANIEL J HICKS
2190 DEL MAR RD
NORCO, CA. 92860

DANIEL J HICKS
DANIEL J HICKS
P O BOX 550
NORCO, CA. 92860

RUSSELL C HILTON
P O BOX 1033
LAKEVIEW, CA. 92567

HY LINE INDIAN RIVER CO
C/O HY LINE INTERNATIONAL
1755 WEST LAKES PKWY
WEST DES MOINES, IA. 50266

KRISHNA EXPRESS WAY CORP
4280 LAKE FALL CT
RIVERSIDE, CA. 92505

FRANK LAUDA
C/O SANDRA PAGLIUSO
14550 MARTIN PL
RIVERSIDE, CA. 92503

GUADALUPE LOPEZ
P O BOX 85
LAKEVIEW, CA. 92567

MARY JESSIE LOPEZ
19730 CITRUS AVE
LAKEVIEW, CA. 92550

MARTINEZ CARLA MARIE TRUST
C/O CARLA MARTINEZ
28964 SAVANNAH DR
TEMECULA, CA. 92591

DARREL R MCCALL
19560 MAGNOLIA AVE
NUEVO, CA. 92567

JOSE MENDOZA
19731 CITRUS ST
NUEVO, CA. 92567

MARILYN RUTH MOE
19740 DATE ST
NUEVO, CA. 92567

FERNANDO NIETO
19744 DATE ST
NUEVO, CA. 92567

NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND, CA. 91786

NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO, CA. 91764

JAMES LYNN OLSEN
7641 E CORTO RD
ANAHEIM, CA. 92808

ANTHONY M ORMONDE
4172 CENTER AVE
NORCO, CA. 92860

ALBERT J PADIAS
2934 PETALUMA ST
LONG BEACH, CA. 90815

FLAVIO PAEZ
19701 DATE ST
NUEVO, CA. 92567

WILLIAM PARSONS
19681 DATE ST
NUEVO, CA. 92567

FRED J PETERS
PMB 211
3337 W FLORIDA AVE
HEMET, CA. 92545

GUILLERMO QUINONEZ
19628 MAGNOLIA ST
NUEVO, CA. 92567

MIRIAM RIVERA
19680 MAGNOLIA ST
NUEVO, CA. 92567

EMILIO SANDOVAL
19627 MAGNOLIA AVE
NUEVO, CA. 92567

ROBERTO FAJARDO SANTAANA
31015 SUNSET AVE
NUEVO, CA. 92567

ROBERTO SILVA
19760 MAGNOLIA AVE
NUEVO, CA. 92567

GLENN ALLEN STINSON
P O BOX 965
LAKEVIEW, CA. 92567

STEVEN W SUTTON
19755 DATE ST
NUEVO, CA. 92567

GUADALUPE TORRES
C/O JUANA DON DIEGO
19700 MAGNOLIA AVE
LAKEVIEW, CA. 92550

HUMBERTO VELAZCO
834 WINDSONG LN
SAN JACINTO, CA. 92580

MAGDALENA VILLALOBOS
39794 SAVANNA WAY
MURRIETA, CA. 92563

NICK VILLALOBOS
P O BOX 408
NUEVO, CA. 92567

BENJAMIN WALKER
P O BOX 1214
LAKEVIEW, CA. 92567

MARGARET ANNE WALKER
C/O WALKER LIVING TR
P O BOX 202
LAKEVIEW, CA. 92567

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3683

Project Location: In the unincorporated area of Riverside County, more specifically located on the southwest corner of Reservoir Avenue and Hansen Avenue

Project Description: To permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 acres. The project will have 12 parking spaces with 1 being made available for handicap parking stalls. Bike racks are provided for non-motorized transportation to and from the project site. Approximately 3,593 square feet of landscaping will be provided. The 3,270 square foot liquor store is a two-story building, and will be made up of 1,475 square feet of sales area; 1,095 square feet of dry storage area; 73 square feet of restrooms; 433 square feet of walk-in cooler; and 194 square feet of regular storage. The business hours of operation are from 7:00 a.m. to 9:00 p.m. Monday through Sunday. The maximum number of employees is two. The first floor of the building will be used to accommodate the liquor store including sales and dry storage. The second floor is attic space, and will not be utilized as part of any business. The project proposes to demolish the existing restaurant component and turn it into dry storage area, and demolish the interior areas of the entire second floor and leaves it as attic space and will not be utilized

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Kanaiyalala A. Patel, 4280 Lakefall Court, Riverside CA 92505

Exempt Status: *(Check one)*

☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project *(Sec. 21080(b)(4); 15269 (b)(c))*
☒ Categorical Exemption (*Section 15301 Existing Facilities, Section 15061 General Rule*)
☐ Statutory Exemption (_____)
☐ Other: _____

Reasons why project is exempt: The liquor store building and commercial pad already exist onsite. The current parking lot area has been disturbed and is utilized for parking and loading. The project is not proposing any building or structure expansion, or grading activities. The project will have minor improvements inside the building and re-facing the building exterior. The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. In fact, the project will be re-facing the existing building architecture so that it is more consistent with the era of building architecture of the area. The existing buildings and structures do not possess any historic significance and the project site is already developed. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The use of the existing liquor store building will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur. In fact, the project will make the project site safer by relocating parking stalls within the street right of way into a designated parking area to the side of the building.

- Section 15301 – Class 1 Existing Facilities Exemption. This exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project as proposed is an existing 3,270 square foot liquor store building. The project proposes no expansion of any existing building or structures. The project will have minor improvements inside the building and re-facing of the building exterior. No major land disturbance will occur as part of the project as the project takes place on already disturbed land. There will be minor resurfacing to create the new parking area. There will be minor construction activities within the building. Therefore there will be no additional environmental impacts than what is already occurring. Therefore, the project meets the scope and intent of the Class 1 Exemption.
- Section 15061 – General Rule or "Common Sense" Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The project has been operating for several years and already exists. The project is a continuation of the existing operating use of a liquor store. The potential impacts including light, noise, and traffic are also a continuation of the existing use, and because the project is not proposing any new development expansion, impacts would be kept to the same existing level. The use of the liquor store will not have a significant effect on the environment. The land has already been previously disturbed and developed as a liquor store, and because there is no new development proposed, there will be no significant environmental impact. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Paul Rull — *County Contact Person*

951-955-0972 — *Phone Number*

_____ — **Signature**

Project Planner — **Title**

_____ — **Date**

Date Received for Filing and Posting at OPR: _____

Revised: 08/25/2014: Y:\Planning Case Files-Riverside office\CUP03683\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42514 ZCFG No. 5889 - County Clerk Posting Fee $64.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE J* REPRINTED * R1204211
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 694-5242	38686 El Cerrito Rd Indio, CA 92211 (760) 863-8271

****
****

Received from: PATEL KANAIYALAL A $64.00
paid by: CK 2673
CA FISH AND GAME FOR EA42514
paid towards: CFG05889 CALIF FISH & GAME: DOC FEE
at parcel: 19571 HANSEN AVE LVIE
appl type: CFG3

By_____ May 15, 2012 15:16
MGARDNER posting date May 15, 2012

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

4.7

Agenda Item No.:
Area Plan: Elsinore Area Plan
Zoning District: El Cariso
Supervisorial District: First/First
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: September 17, 2014

CHANGE OF ZONE NO. 7846
Applicant: Claudette Poole
Engineer/Representative: Chance Bainum

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7846 proposes to change the site's zoning from General Commercial (C-1/C-P) Zone to Residential Agricultural (R-A) Zone.

This site is located north of Calle De Los Pinos, south of Calle Cordoniz, east of El Cariso Road, and west of Highway 74.

BACKGROUND:

This Change of Zone request is to establish General Plan and Zoning consistency. The proposed R-A zone is consistent with the site's existing Rural Residential land use designation. The applicant intends to build a single family residential unit on this site in the future.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1.	Existing General Plan Land Use (Ex. #5):	Rural Residential (R: RR) (5 Acre Min.)
2.	Surrounding General Plan Land Use (Ex. #5):	Rural Residential (R: RR) (5 Acre Min.) to the north, west and south and Rural Mountainous (R: RM) (10 Acre Min.) to the east.
3.	Existing Zoning (Ex. #3):	General Commercial (C-1/C-P) Zone
4.	Proposed Zoning (Ex. #3):	Residential Agricultural (R-A) Zone
5.	Surrounding Zoning (Ex. #3):	General Residential (R-3) Zone, Controlled Development (W-2) Zone to the north and west, General Commercial (C-1/C-P) Zone to the east and south.
6.	Existing Land Use (Ex. #1):	Vacant, Vegetation (Woodland)
7.	Surrounding Land Use (Ex. #1):	Vacant parcels and single family residential units to the north, east and west; vacant parcels, single family residential units, country store and restaurant to the south.
8.	Project Data:	Total Acreage: 0.5 acres
9.	Environmental Concerns:	No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

MS

RECOMMENDATIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 441** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7846, amending the zoning classification for the subject property from C-1/C-P Zone to R-A Zone, 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.

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 Rural: Rural Residential (R: RR) (5 Acre Min.) of the Elsinore Area Plan.

2. The proposed zone change to Residential Agricultural (R-A) zone is consistent with the R: RR Land Use Designation.

3. The existing zoning for the project site is General Commercial (C-1/C-P) Zone.

4. The project site is surrounded by properties that are Rural Residential (R: RR) (5 Acre Min.) to the north, west and south and Rural Mountainous (R: RM) (10 Acre Min.) to the east.

5. The proposed zoning for the subject site is Residential Agricultural (R-A) Zone.

6. The project site is in its natural state with no existing structures on the project site.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned General Residential (R-3) Zone, Controlled Development (W-2) Zone, and General Commercial (C-1/C-P) Zone.

9. Residential units and commercial uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Lake Elsinore Sphere of Influence.

12. Change of Zone No. 7846 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 618. The certified Environmental Impact Report No. 441 (EIR No. 441) analyzed the potential environmental impacts of General Plan Amendment No. 618 (GPA No. 618), which included the Rural Residential land use designation for this site; as well as, the El Cariso Rural Village Overlay Study Area for this site and surrounding area of approximately 220 acres.

13. On October 18, 2011, the determination was made through the adoption of General Plan Amendment No. 1075 that the El Cariso Rural Village Overlay Study Area is no longer feasible given the development rate in the El Cariso area; thus, future land uses on this site will conform to the R: RR land use designation.

14. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7846 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

    a. Change of Zone No. 7846 is changing the property's zoning classification to Residential Agricultural Zone to be consistent with the approved General Plan; and,

    b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

    c. There are no changes to the mitigation measures included in EIR No. 441; and

    d. Change of Zone No. 7846 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Elsinore Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Residential Agricultural zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public's health, safety, and general welfare are protected through project design.

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 not located within:
   a. The city of Lake Elsinore sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Lake Elsinore Unified School District;
   b. County Service Area No. 152;
   c. Low Paleontological Sensitive area;
   d. Subsidence Area;
   e. Low liquefaction potential; and,
   f. Zone B, 37.69 Miles from Mt. Palomar Observatory;

4. The subject site is currently designated as Assessor's Parcel Number 386040007.

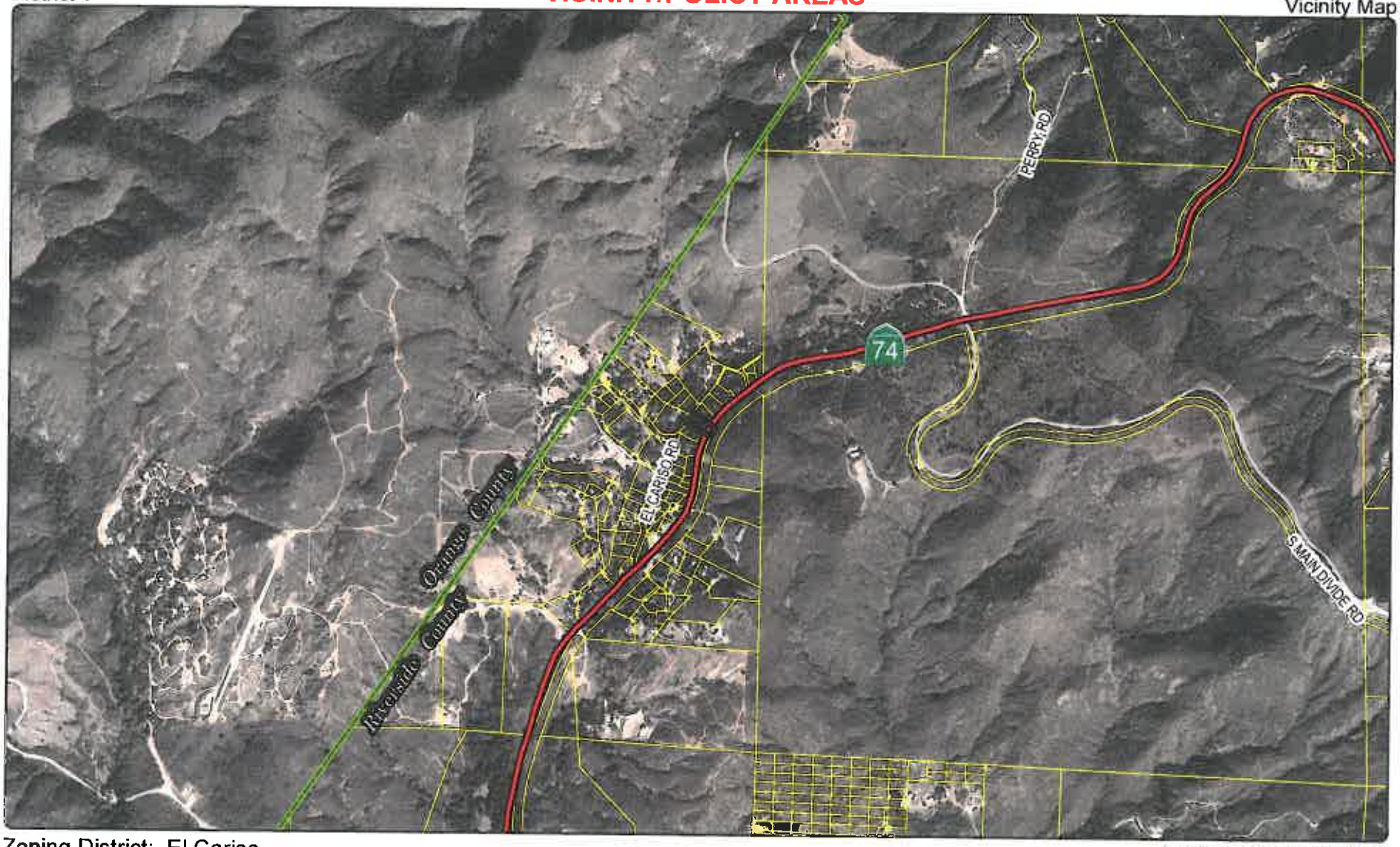
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07846

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 08/15/2014
Vicinity Map



Zoning District: El Cariso

Author: Vinnie Nguyen

N

0 600 1,200 2,400 3,600
Feet

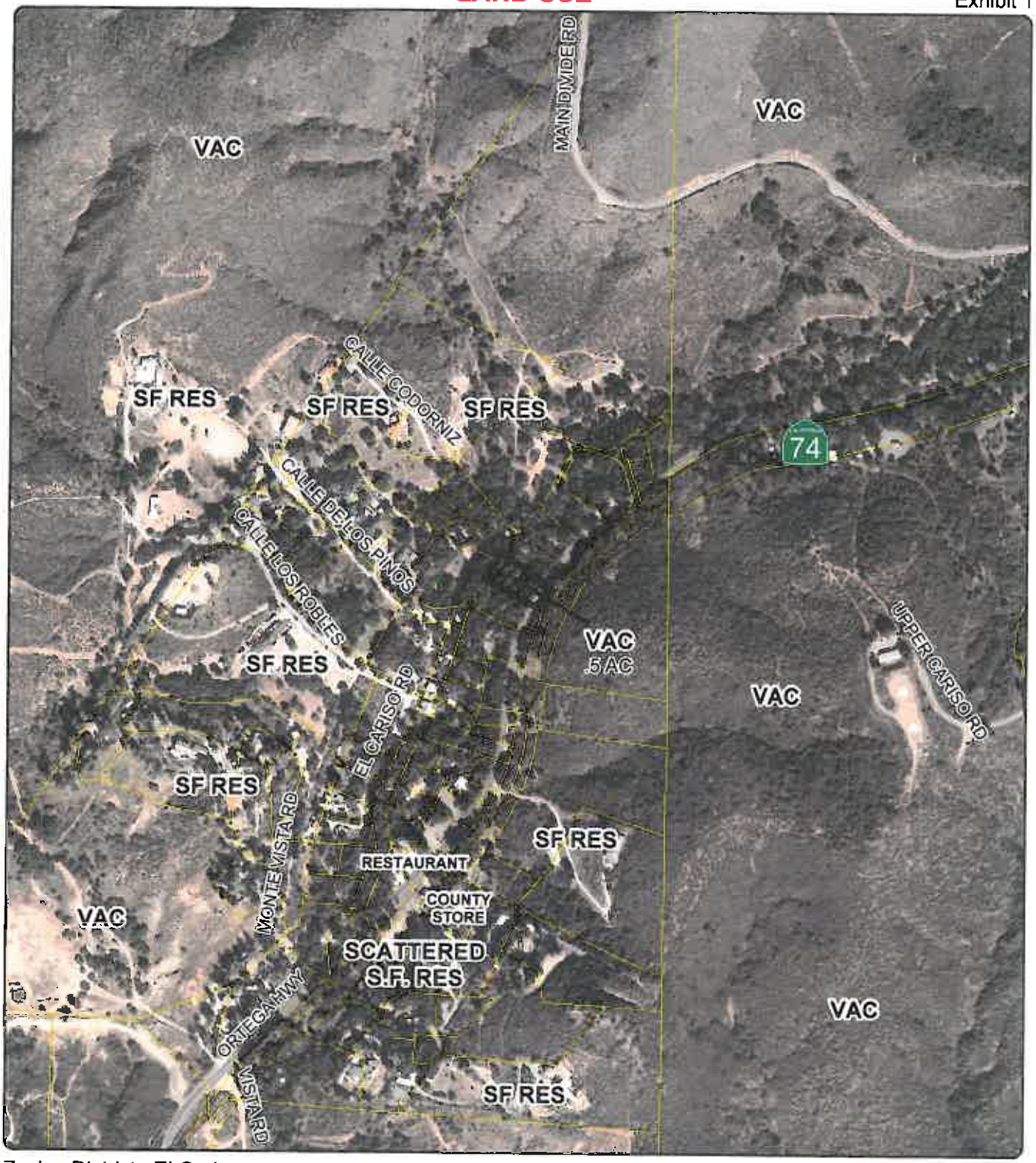
DISCLAIMER. On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Jeffries
District 1

CZ07846
LAND USE

Date Drawn: 08/15/2014
Exhibit 1



Zoning District: El Cariso

Author: Vinnie Nguyen

N

0 250 500 1,000 1,500
Feet

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 type of land use than is provided for under existing zoning. **For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website** http://planning.rctlma.org

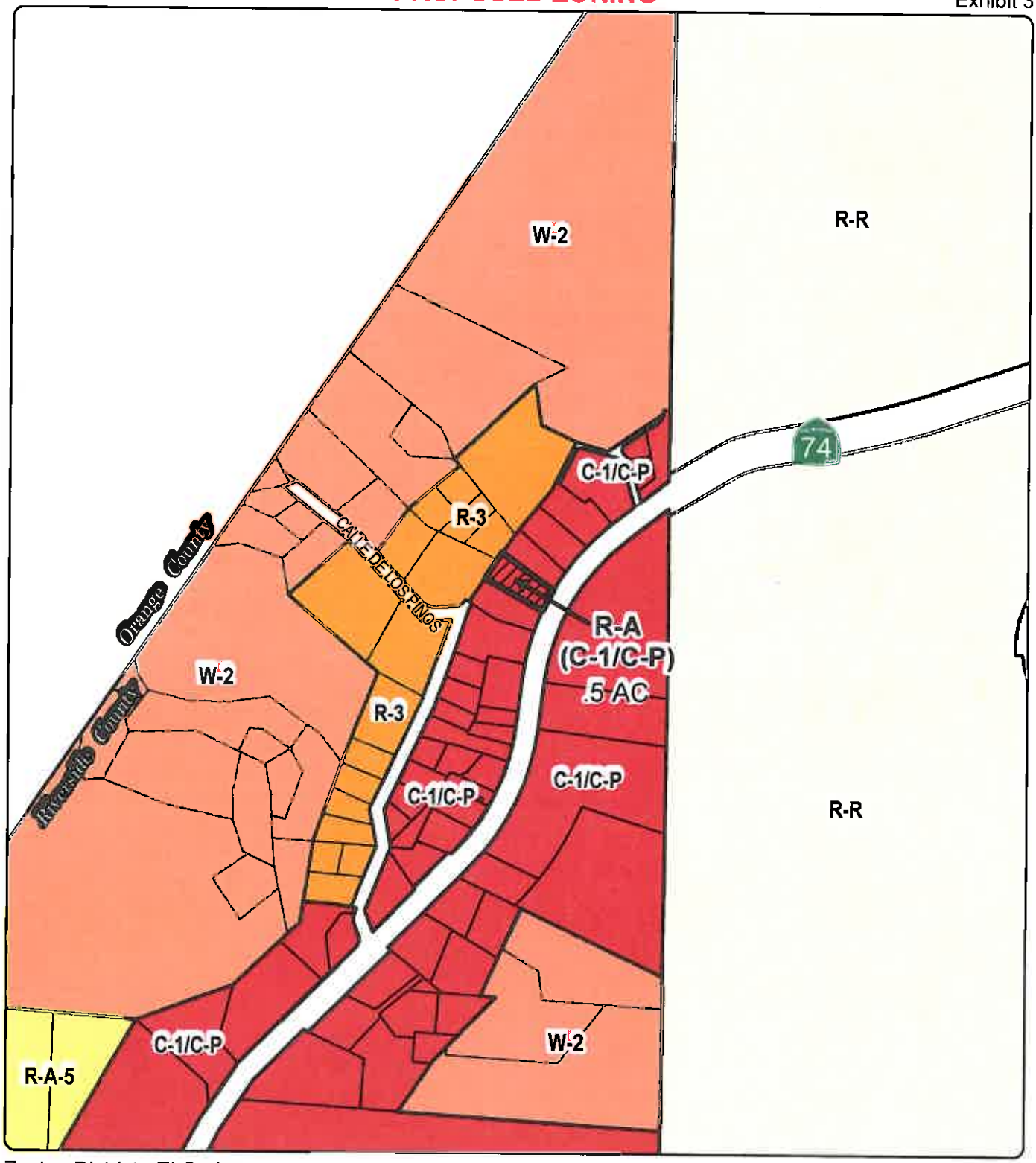
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07846

PROPOSED ZONING

Supervisor Jeffries
District 1

Date Drawn: 08/15/2014
Exhibit 3



Zoning District: El Cariso

Author: Vinnie Nguyen

N

0 250 500 1,000 1,500
Feet

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

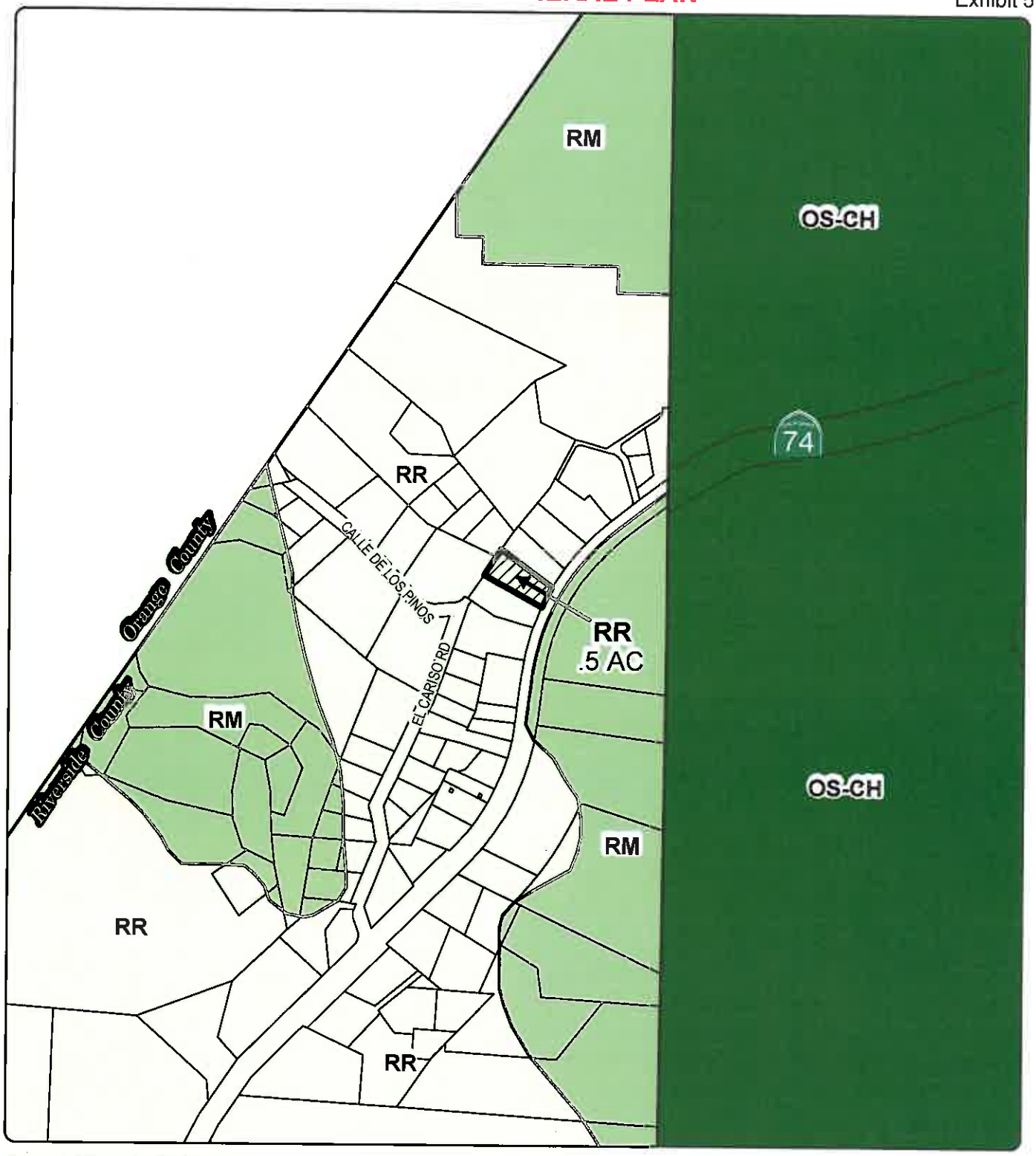
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07846

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 08/15/2014
Exhibit 5



Zoning District: El Cariso

Author: Vinnie Nguyen

N

0 250 500 1,000 1,500
Feet

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

IN THE UNINCORPORATED AREA
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

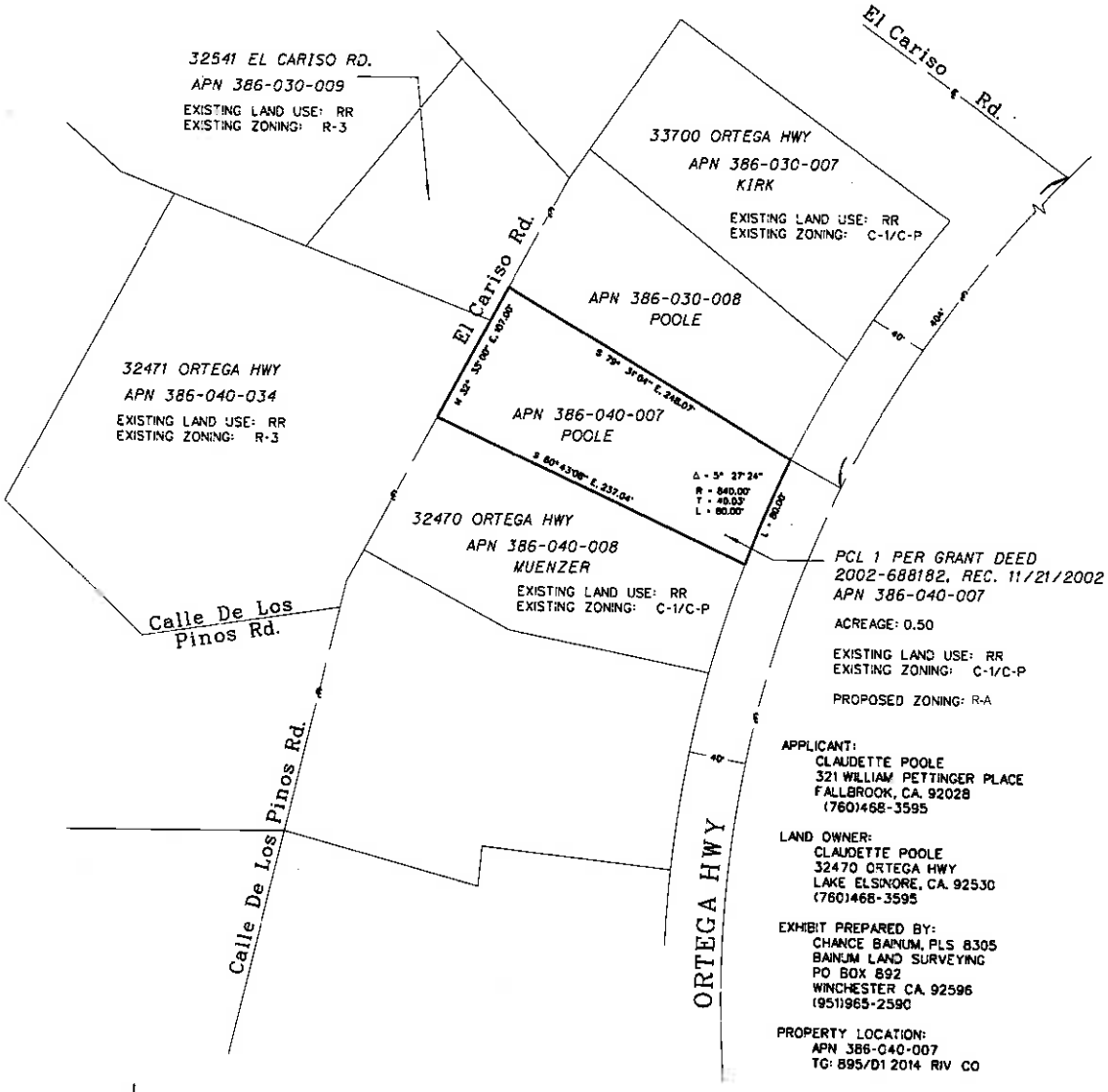
SHEET 1 OF 1

CHANGE OF ZONE PRIMARY EXHIBIT

PORTION OF PCL 6 AS SHOWN ON RS BOOK 23 PAGE 91, LYING WITHIN SEC. 17 T.6S, R.5W. .

BAINUM LAND SURVEYING

MAY 2014 CHANCE D. BAINUM PLS 8305



PCL 1 PER GRANT DEED
2002-688182, REC. 11/21/2002
APN 386-040-007

ACREAGE: 0.50

EXISTING LAND USE: RR
EXISTING ZONING: C-1/C-P

PROPOSED ZONING: R-A

APPLICANT:
CLAUDETTE POOLE
321 WILLIAM PETTINGER PLACE
FALLBROOK, CA. 92028
(760)468-3595

LAND OWNER:
CLAUDETTE POOLE
32470 ORTEGA HWY
LAKE ELSINORE, CA. 92530
(760)468-3595

EXHIBIT PREPARED BY:
CHANCE BAINUM, PLS 8305
BAINUM LAND SURVEYING
PO BOX 892
WINCHESTER CA. 92596
(951)965-2590

PROPERTY LOCATION:
APN 386-040-007
TG: 895/D1 2014 RIV CO

UTILITY PURVEYORS:
WATER - EVMWD
SEWER - Septic
GAS - n/a (propane)
ELECTRIC - Edison
TELEPHONE - Time Warner

N

R-A

LEGEND

RESIDENTIAL AGRICULTURAL

MAP NO. -- ---

CHANGE OFFICIAL ZONING PLAN
EL CARISO
DISTRICT

0 50 100 150

SCALE: 1" = 50'

CHANGE OF ZONE CASE NO. 7846
AMENDING ORDINANCE NO. ____
ADOPTED BY ORDINANCE NO. --- ----
JULY 25, 2000
RIVERSIDE COUNTY BOARD OF SUPERVISORS

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

CE006583

☒ **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.

CASE NUMBER: CZ07846 DATE SUBMITTED: 8-7-14

APPLICATION INFORMATION

Applicant's Name: CLAUDETTE POOLE E-Mail: claudettejpoole@gmail.com

Mailing Address: 321 WILLIAM PETTINGER PLACE (Street)
FALLBROOK (City) CA (State) 92028 (ZIP)

Daytime Phone No: (760) 468 3595 Fax No: (951) 304 9531

Engineer/Representative's Name: CHANCE BAINUM E-Mail: bainumlandsurveying@verizon.Net

Mailing Address: P.O. Box 892 (Street)
WINCHESTER (City) CA (State) 92596 (ZIP)

Daytime Phone No: (951) 965 2590 Fax No: (____) _____

Property Owner's Name: CLAUDETTE POOLE E-Mail: claudettejpoole@gmail.com

Mailing Address: 321 WILLIAM PETTINGER PLACE (Street)
FALLBROOK (City) CA (State) 92028 (ZIP)

Daytime Phone No: (760) 468 3595 Fax No: (951) 304 9531

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.

CLAUDETTE J. POOLE
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.

CLAUDETTE POOLE
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 386-040-007

Section: 17 Township: T.6S Range: R5W

Approximate Gross Acreage: .50

General location (nearby or cross streets): North of CALLE LOS PINOS, South of DEL CORDONIZ, East of EL CARISO RD, West of ORTEGA HWY.

Thomas Brothers map, edition year, page number, and coordinates: 895, D1 2014 RIVCO

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

EXISTING C1/CP LAND USE RR
CHANGE TO LAND USE R1 or RA
(WHATEVER WILL ALLOW BUILDING SINGLE FAMILY HOME)

Related cases filed in conjunction with this request:

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna	Juan C. Perez	Mike Lara	Code
Director,	Director,	Director,	Enforcement
Planning Department	Transportation Department	Building & Safety Department	Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside", and CLAUDETTE POOLE hereafter "Applicant" and CLAUDETTE POOLE Property Owner".

Description of application/permit use:
CHG OF ZONE

If your application is subject to Deposit–based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 386-040-007-0

Property Location or Address:

LAKE ELSINORE, CA. 92530

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CLAUDETTE POOLE Phone No.: 760 468 3595

Firm Name: _____ Email: claudettejpoole@gmail.com

Address: 321 WM. PETTINGER PL
FALLBROOK, CA. 92028

3. **APPLICANT INFORMATION:**

Applicant Name: CLAUDETTE POOLE Phone No.: 760 468 3595

Firm Name: _____ Email: claudettejpoole@gmail.com

Address *(if different from property owner)*

_____

_____

4. SIGNATURES:

Signature of Applicant: _____ Date: 8/7/14

Print Name and Title: CLAUDETTE POOLE, OWNER

Signature of Property Owner: _____ Date: 8/7/14

Print Name and Title: CLAUDETTE POOLE, OWNER

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/14/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07846 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 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

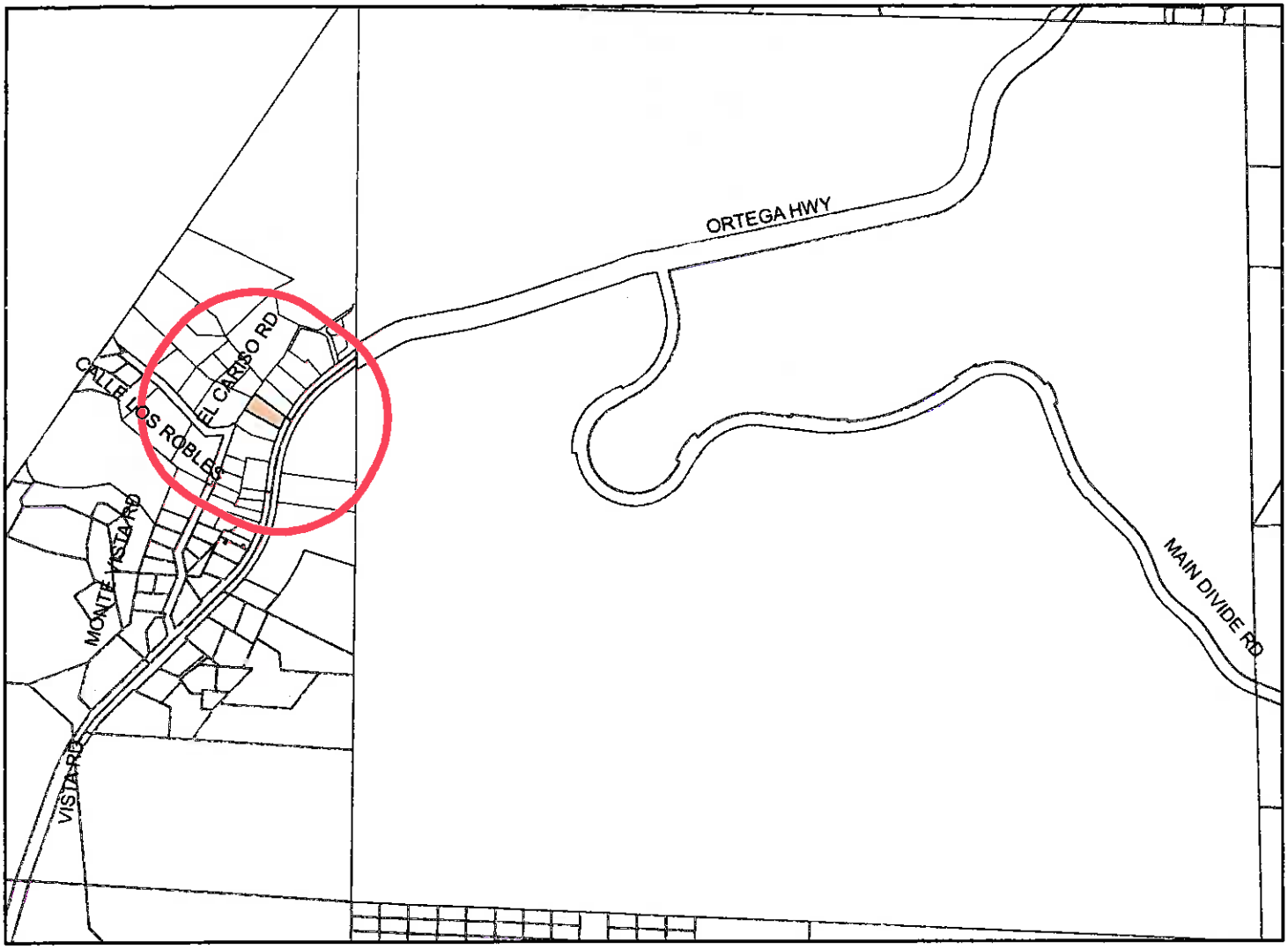
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

* checked by Phayvanh N.
expires Feb. 14, 2015

CZ07846 (600 feet buffer)



Selected Parcels

386-030-006 386-020-001 386-030-004 386-030-013 386-030-014 386-040-033 386-030-022 386-040-030 386-040-010 386-060-032
386-030-008 386-040-007 386-030-023 386-030-011 386-030-012 386-040-023 386-040-025 386-080-003 386-060-031 386-030-007
386-040-028 386-040-008 386-060-033 386-080-001 386-030-003 386-040-026 386-040-034 386-060-049 386-060-047 386-060-030
386-040-027 386-040-029 386-050-001 386-030-009 386-030-010 386-090-010 386-090-012 386-080-002 386-030-005 386-030-001
386-030-002 386-060-019 386-060-048 386-040-024

1,000 500 0 1,000 Feet

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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ASMT: 386030001, APN: 386030001
WILLIAM NICHOLS
32391 ORTEGA HWY
LAKE ELSINORE, CA. 92530

ASMT: 386040008, APN: 386040008
MICHAEL MUENZER
32470 ORTEGA HWY
LAKE ELSINORE, CA. 92530

ASMT: 386030006, APN: 386030006
DANA MORTENSEN, ETAL
C/O JACQUELINE AYER
2010 W AVENUE K STE 701
LANCASTER CA 93536

ASMT: 386040010, APN: 386040010
CLARKE DEV INC
P O BOX 2607
CAPISTRANO BEACH CA 92624

ASMT: 386030007, APN: 386030007
DONNA KIRK, ETAL
33700 ORTEGA HWY
LAKE ELSINORE, CA. 92530

ASMT: 386040023, APN: 386040023
EDWIN MIGGE
13810 CALLE DE LOS PINOS
LAKE ELSINORE, CA. 92530

ASMT: 386030009, APN: 386030009
LISA GILLMORE, ETAL
32451 EL CARISO RD
LAKE ELSINORE, CA. 92530

ASMT: 386040024, APN: 386040024
WOLFGANG DEGIORGIO
13840 CALLE DE LOS PINOS
LAKE ELSINORE, CA. 92530

ASMT: 386030012, APN: 386030012
DARCIE DUNLOP
39962 MILKMAID LN
MURRIETA CA 92562

ASMT: 386040025, APN: 386040025
HEIDI PETTIT
32443 ORTEGA HWY
LAKE ELSINORE, CA. 92530

ASMT: 386030023, APN: 386030023
LOREE GASS, ETAL
25242 STAYSAIL DR
DANA POINT CA 92629

ASMT: 386040026, APN: 386040026
JANET MARPLE, ETAL
32457 ORTEGA HWY
LAKE ELSINORE CA 92530

ASMT: 386040007, APN: 386040007
CLAUDETTE POOLE
27290 MADISON AVE STE 200
TEMECULA CA 92590

ASMT: 386040027, APN: 386040027
SCOTT BROWNSON
32550 EL CARISO RD
LAKE ELSINORE CA 92530

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ASMT: 386040028, APN: 386040028
DAPHNE PRITIKIN, ETAL
32487 EL CARISO
LAKE ELSINORE, CA. 92530

ASMT: 386040029, APN: 386040029
SHERRY CUCULIC, ETAL
13820 CALLE DE LOS ROBLE
LAKE ELSINORE, CA. 92530

ASMT: 386040030, APN: 386040030
NICOLE BLACK, ETAL
13881 CALLE DE LOS PINOS
LAKE ELSINORE, CA. 92530

ASMT: 386040033, APN: 386040033
BARBARA MITCHELL
13780 CALLE DE LOS PINOS
LAKE ELSINORE, CA. 92530

ASMT: 386040034, APN: 386040034
LINDA HOFFMAN, ETAL
32471 ORTEGA HWY
LAKE ELSINORE CA 92530

ASMT: 386050001, APN: 386050001
TODD ROBSON
32463 ORTEGA HWY
LAKE ELSINORE CA 92530

ASMT: 386060030, APN: 386060030
RUDOLPH ALTDORFFER
29371 LAS CRUCES
LAGUNA NIGUEL CA 92677

ASMT: 386060031, APN: 386060031
LISA GRACE, ETAL
32485 ORTEGA HWY
LAKE ELSINORE, CA. 92530

ASMT: 386060032, APN: 386060032
CLARKE DEV INC
32371 ALIPAZ ST NO 12
SAN JUAN CAPO CA 92675

ASMT: 386060033, APN: 386060033
CYNTHIA ALLINGHAM, ETAL
32476 EL CARISO RD
LAKE ELSINORE, CA. 92530

ASMT: 386060047, APN: 386060047
MILDRED WOODS, ETAL
137 CHILTON AVE
SAN FRANCISCO CA 94131

ASMT: 386060048, APN: 386060048
DIANA POWELL, ETAL
1 SEPULVEDA
RCH SANTA MARGARITA CA 92688

ASMT: 386060049, APN: 386060049
SANDRA NICHOLSON, ETAL
32490 EL CARISO
LAKE ELSINORE, CA. 92530

ASMT: 386080001, APN: 386080001
REAL PHOENIX EXPERIMENT
P O BOX 541
SAN JUAN CAPO CA 92693

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ASMT: 386080002, APN: 386080002
JANIE MCLEAN, ETAL
32522 ORTEGA HWY
LAKE ELSINORE, CA. 92530

ASMT: 386080003, APN: 386080003
HUNT INV
517 MONTEREY LN NO A
SAN CLEMENTE CA 92672

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Applicant / Engineer

Claudette Poole
321 William Pettinger Place
Fallbrook CA 92028

Attn: Chance Bainum
P.O. Box 892
Winchester CA 92596

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

Change of Zone No. 7846 (CZ07846)
Project Title/Case Numbers

Phayvanh Nanthavongdouangsy
County Contact Person

951-955-6573
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Claudette Poole
Project Applicant

321 William Pettinger Place Fallbrook CA, 92028
Address

North of Calle De Los Pinos, south of Calle Cordoniz, east of El Cariso Road, and west of Highway 74
Project Location

Change of Zone No. 7846 proposes to change the existing zoning of General Commercial (C-1/C-P) zone to Residential Agricultural (R-A) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ07846 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07846 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ07846 is changing the property's zoning classification to R-A Zone to be consistent with the approved General Plan, the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and CZ07846 does not propose any changes to the approved General Plan analyzed in EIR No. 441.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 8/19/2014
Y:\Planning Case Files-Riverside office\CZ07846\PC\CZ07846_NOD Form.docx

Please charge deposit fee case#: ZEA ZCFG06106

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE A* REPRINTED * R1408459
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****

Received from: CLAUDETTE POOLE $50.00
paid by: CK 6507
CZ07846
paid towards: CFG06106 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Aug 07, 2014 09:20
MGARDNER posting date Aug 07, 2014

****

Account Code	Description	Amount
6583531201002081OO	CF&G TRUST: RECORD FEES	$50.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING *Date:* 10/07/2003

County Agency of Filing: Riverside *Document No:* 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING *Phone Number:*

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

- [x] *Environmental Impact Report* $850.00
- [ ] *Negative Declaration*
- [ ] *Application Fee Water Diversion (State Water Resources Control Board Only)*
- [ ] *Project Subject to Certified Regulatory Programs*
- [x] *County Administration Fee* $64.00
  - [ ] *Project that is exempt from fees (DeMinimis Exemption)*
  - [ ] *Project that is exempt from fees (Notice of Exemption)*

Total Received $914.00

C. [illegible]

Signature and title of person receiving payment:

Notes:

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

FILED
RIVERSIDE COUNTY

NOTICE OF DETERMINATION

OCT 07 2003

TO:

☒ Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Riverside

FROM:
Riverside County Planning Department

☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 82-675 Highway 111, 2nd Floor
Indio, CA 92201

GARY L. ORSO
Riverside County Transportation Department

By R. Williams
Deputy

☐ 4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441 — Comprehensive General Plan Amendment No. 618 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: *Case Numbers*

SCH No. 2002051143 — Gerald V. Jolliffe — (909) 955-3161
State Clearinghouse Number — *Contact Person* — *Area Code/No./Ext.*

Riverside County Planning Department, P. O. Box 1409, Riverside CA 92502-1409
Project Applicant/Property Owner and Address

All of unincorporated Riverside County, California
Project Location

Adoption of a new General Plan for the County of Riverside --- The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multipurpose Open Space Element.
Project Description

. his is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

1. The project ☒ will, ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. ($914 fee)
   ☐ An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. ($64 fee)
   ☐ A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. ($1,314 fee)
   ☐ The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. ($64 fee)
3. Mitigation Measures ☒ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☒ , was, ☐ was not adopted for the project.
6. A de minimis finding ☐ was, ☒ was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

☒ Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
☐ Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
☐ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

M. Villarreal — Clerk of the Board Office — October 7, 2003
Signature Maria J. Villarreal, Deputy *Title* *Date*

COUNTY CLERK
Neg. Declaration/Nte Determination
Filed per P.R.C. 21152
POSTED
OCT 07 2003
Removed: NOV 07 2003
By: C. [illegible] Dept.
County of Riverside, State of California

TO BE COMPLETED BY OPR	FOR COUNTY CLERK'S USE ONLY
Date Received for Filing and Posting at OPR:	*Please charge deposit fee case #:*

10/07/03 15.2)

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COUNTY OF RIVERSIDE * REPRINTED * R0318520
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

****

Received from: COUNTY OF RIVERSIDE - TLMA $914.00
paid by: JV 0000576128
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By_____ Oct 01, 2003 12:57
ADANELYA posting date Oct 01, 2003

****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$850.00
658353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

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