



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2015

1st District
Charissa Leach
Vice Chairman

2nd District
Aaron Hake

3^d District
John Petty

4th District
Bill Sanchez

5th District
Mickey Valdivia
Chairman

**Planning
Director**
Steve Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

MAY 20, 2015

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR

1.1 **ADOPTION OF THE REVISED 2015 PLANNING COMMISSION CALENDAR**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

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) 863-7040

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

- 3.1 **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 Supervisorial District - Zoning: Scenic Highway Commercial (C-P-S) - Location: Northwest corner of Seminole Drive and Deep Creek Road – **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, September 17, 2014, and March 18, 2015. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.
- 3.2 **CONDITIONAL USE PERMIT NO. 3702** – Intent to Adopt a Negative Declaration – Applicant: AT&T Mobility – Third Supervisorial District – Community Development: Low Density Residential (CD:LDR) and Rural: Rural Mountainous (R:RM) – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) – Location: Southerly of Highway 79, easterly side of Calvert Avenue, and northerly of Stetson Avenue – 20 Acres – **REQUEST:** The Conditional Use Permit proposes to remove the existing antennas from an existing 94 foot tall lattice tower and add 12 antennas that are eight (8) feet long to a new 88 foot tall monopole, and to exchange supporting equipment within an existing 316 sq. ft. equipment shelter all within a 355 sq. ft. lease area. Continued from March 18, 2015. Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.
- 3.3 **TENTATIVE TRACT MAP NO. 34676 - CHANGE OF ZONE NO. 7649** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: L & J Ranch Development, LLC – Engineer/Representative: CSL Engineering – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) – **REQUEST:** Change the existing zone from Residential Agriculture, 10 Acre Minimum (R-A-10) to One Family Dwellings, 11,000 sq. ft. minimum (R-1-11,000) and a Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 11,000 sq. ft. and one (1) detention basin that will require an exemption from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460. Continued from April 15, 2015. Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

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

- 4.1 **NONE**
- 5.0 **WORKSHOPS:**
- 5.1 **THE HOUSING ELEMENT UPDATE**
- 6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 7.0 **DIRECTOR’S REPORT**
- 8.0 **COMMISSIONERS’ COMMENTS**



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**


**MAY 20, 2015
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 1.1


**ADOPTION OF THE REVISED
2015 PLANNING COMMISSION CALENDAR**


2015 PLANNING COMMISSION CALENDAR



Draft 04/15/15



JANUARY	
7	DARK
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK
	DARK



FEBRUARY	
4	DARK
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	City of La Quinta City Council Chambers 



MARCH	
4	DARK
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	DARK



APRIL	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	DARK
29	DARK



MAY	
6	DARK
13	Simpson Auditorium Devonshire, Hemet 
20	Riverside CAC 1st Floor Board Room 
27	DARK


JUNE	
3	DARK
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	City of La Quinta City Council Chambers 


JULY	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	DARK
29	Riverside CAC 1st Floor Board Room 

AUGUST	
5	DARK
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	CVWD Board Room 75515 Howley Ln E, Palm Desert 

SEPTEMBER	
2	DARK
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	Riverside CAC 1st Floor Board Room 

OCTOBER	
7	DARK
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	City of La Quinta City Council Chambers 


NOVEMBER	
4	Riverside CAC 1st Floor Board Room 
11	RCTC - DARK
18	DARK
25	DARK

DECEMBER	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	DARK
23	DARK
30	DARK

3.1

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cabazon
Supervisorial District: Fifth
Project Planner: Paul Rull
Planning Commission: May 20, 2015
Continued From: March 18, 2015

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


Steve Weiss, AICP
Planning Director

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:

April 27, 2015

The appeal of the Planning Director's denial of Plot Plan No. 14522 Revised Permit No.1 was continued from the March 18, 2015 to the May 20, 2015 Planning Commission meeting in order to allow the applicant an opportunity to resolve all the outstanding items listed in the attached Compliance Plan dated September 8, 2014, which was signed and agreed to by the applicant. The Compliance Plan required the site electrical plan to be submitted by November 9, 2014, and Building and Safety Plan Check submittal for electrical, plumbing, building plans, structural and architectural, Title 24 Energy, and Green Building Code by March 9, 2015.

At the time this staff report was prepared, the applicant has not satisfied the requirements for/or has not addressed the following items required by Building and Safety Department:

- Electrical,
- Plumbing,
- Building plans, structural, architectural,
- Title 24 Energy, and
- Green Building Code.

The applicant has satisfied the requirements with Building and Safety Department and Planning Department for:

- American Disabilities Act plan check, and
- recorded Lot Line Adjustment No. 5491.

Given that the applicant has not adhered to the Planning Commission directions and not complied with the requirements of the executed Compliance Plan by not providing the required materials within the agreed upon time frame, staff recommends that the Planning Commission deny the applicant's appeal and uphold the Planning Director's decision to deny the project.

February 3, 2015

The appeal of the Planning Director's denial of Plot Plan No. 14522 Revised Permit No.1 was continued from the September 17, 2014, Planning Commission meeting in order to allow the applicant an opportunity to resolve all the outstanding items listed in the attached Compliance Plan dated September 8, 2014, which was signed and agreed to by the applicant. The Compliance Plan specified two deadlines that the applicant was to adhere to: November 9, 2014, and March 9, 2015.

The November 9, 2014, deadline required that the applicant submit the following Compliance Plan items No.1A (electrical plans), No.1B (accessibility plans), No.1C (monument calculations), and No.1D (water tower calculations) to the Building and Safety Department. On November 6, 2014, the applicant submitted a letter informing the Planning Department that items No.1A and No.1B were submitted to the Building and Safety Department, and submittal of No.1C and No.1D was included in the letter. A notification letter was sent to the applicant dated November 17, 2014, indicating that items Nos. 1A, 1C and 1D were not submitted to the satisfaction of the Building and Safety Department. Additionally, the applicant was also notified that the fee balances for both Building and Safety and Planning Department processing were still outstanding.

The March 9, 2015, deadline requires the applicant resolve Compliance Plan items Nos. 2A-F (completion of Building and Safety Plan Check), No.3 (record Lot Line Adjustment No. 5491) and No.4 (paid all negative fee balances). A notification letter was sent to the applicant dated January 21, 2015, indicating that items Nos.1A-D for the November 9, 2014 deadline and items Nos.2A-F, No.3 and No.4 for the March 9, 2015 deadline, have not been resolved. At the time this staff report was written, the applicant did make a payment of \$20,000.00 which brought the project's negative balance to -\$1,960.55. Also, for item No.3, the applicant has paid the required fees for the lot line adjustment, and staff is waiting on an updated recorder's sheet to record the document.

Given the applicant's has not adhered to the agreed upon deadlines set forth in the Compliance Plan, and has not provided timely submittals that will enable staff to complete review of this project, staff recommends that the Planning Commission deny the applicant's appeal and uphold the Planning Director's decision to deny the project.

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 to September 17, 2014 Planning Commission meeting so that staff could meet with the applicant and prepare a detailed compliance plan and 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.

For more information on the project history and background, please read the previous staff reports for Planning Commission dated March 18, 2015, September 17, 2014 and August 20, 2014 as well as the Planning Director's Hearing dated June 23, 2014, and other documents attached to this staff report.

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 Acreages: 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:

DENY the appeal of the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014; and

UPHOLD the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, based on the findings conclusions in the staff reports, memorandums and environmental documents provided to the Planning Director and Planning Commission.

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 and approved 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 has been recorded that adjusts the lot line out from underneath the building.
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.

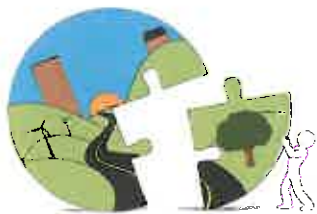
15. The applicant has not fulfilled all requirements of the Compliance Plan dated September 8, 2014, that they agreed to. The applicant missed both November 9, 2014, and March 9, 2015, deadlines dates for submitting plans and getting these items resolved.

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 project denial 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.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: March 18, 2015

TO: Riverside County Planning Commission

FROM: Planning Staff

RE: **March 18, 2015 Planning Commission meeting for Agenda Item 3-1 Appeal of Plot Plan No. 14522 Revised Permit No.1**


1. Item No. 3 on the Compliance Plan, Lot Line Adjustment No. 5491, has been approved and recorded on February 25, 2015. The instrument number for the recordation is: 2015-0095598.
2. Building & Safety staff received updated building plans on March 9, 2015. The applicant met with Building & Safety staff on March 17, 2015, to discuss the corrections. It was agreed upon by both parties that these corrections could be fixed and re-routed to Building & Safety to review within 45 days of the March 18, 2015 Planning Commission meeting. Therefore, staff is recommending continuance for 60 days to the May 20, 2015 Planning Commission meeting to give the applicant time to complete the rest of the outstanding items on the compliance plan.

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

Agenda Item No.: 3.1
Area Plan: The Pass
Zoning District: Cabazon
Supervisorial District: Fifth
Project Planner: Paul Rull
Planning Commission: March 18, 2015
Continued From: September 17, 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



Steve Weiss, AICP
Planning Director

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:

February 3, 2015

The appeal of the Planning Director's denial of Plot Plan No. 14522 Revised Permit No.1 was continued from the September 17, 2014 to March 18, 2015 Planning Commission meeting in order to allow the applicant an opportunity to resolve all the outstanding items listed in the attached Compliance Plan dated September 8, 2014, which was signed and agreed to by the applicant. The Compliance Plan specified two deadlines that the applicant was to adhere to: November 9, 2014, and March 9, 2015.

The November 9, 2014, deadline required that the applicant submit the following Compliance Plan items No.1A (electrical plans), No.1B (accessibility plans), No.1C (monument calculations), and No.1D (water tower calculations) to the Building and Safety Department. On November 6, 2014, the applicant submitted a letter informing the Planning Department that items No.1A and No.1B were submitted to the Building and Safety Department, and submittal of No.1C and No.1D was included in the letter. A notification letter was sent to the applicant dated November 17, 2014, indicating that items Nos. 1A, 1C and 1D were not submitted to the satisfaction of the Building and Safety Department. Additionally, the applicant was also notified that the fee balances for both Building and Safety and Planning Department processing were still outstanding.

APPEAL OF PLOT PLAN NO. 14522 REVISED PERMIT NO.1

PC Staff Report: March 18, 2015

Page 2 of 5

The March 9, 2015, deadline requires the applicant resolve Compliance Plan items Nos. 2A-F (completion of Building and Safety Plan Check), No.3 (record Lot Line Adjustment No. 5491) and No.4 (paid all negative fee balances). A notification letter was sent to the applicant dated January 21, 2015, indicating that items Nos.1A-D for the November 9, 2014 deadline and items Nos.2A-F, No.3 and No.4 for the March 9, 2015 deadline, have not been resolved. At the time this staff report was written, the applicant did make a payment of \$20,000.00 which brought the project's negative balance to -\$1,960.55. Also, for item No.3, the applicant has paid the required fees for the lot line adjustment, and staff is waiting on an updated recorder's sheet to record the document.

Given the applicant's has not adhered to the agreed upon deadlines set forth in the Compliance Plan, and has not provided timely submittals that will enable staff to complete review of this project, staff recommends that the Planning Commission deny the applicant's appeal and uphold the Planning Director's decision to deny the project.

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 to September 17, 2014 Planning Commission meeting so that staff could meet with the applicant and prepare a detailed compliance plan and 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.

For more information on the project history and background, please read the previous staff reports for Planning Commission dated September 17, 2014 and August 20, 2014 as well as the Planning Director's Hearing dated June 23, 2014, and other documents attached to this staff report.

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 Acreages: 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:

DENY the appeal of the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014; and

UPHOLD the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014.

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 and approved 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 not fulfilled all requirements of the Compliance Plan dated September 8, 2014, that they agreed to. The applicant missed both November 9, 2014, and March 9, 2015, deadlines dates for submitting plans and getting these items resolved.
16. The project has a current negative balance of -\$1,960.55. 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 project denial 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

*Steve Weiss, AICP
Planning Director*

Date: January 21, 2015

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 Compliance Plan Deadline March 9, 2015

Enclosed for your review is an executed copy of the Compliance Plan dated September 8, 2014, that you agreed to abide by concerning the processing of your revised plot plan application. The purpose of this letter is to advise you of the status of your compliance with the requirements of this plan.

Accordingly, on **November 9, 2014**, a site electrical plan, a site accessibility plan, design calculations for the dinosaur monuments, and design calculations for the water panning/water tower structure were required to be submitted to the Department of Building and Safety. The following outlines the status of these requirements:

1. Site Electrical Plan – A plan has been submitted but not all of the required information has been provided. The Department is unable to continue any further review until this information is provided.
2. Site Accessibility Plan – A plan has been submitted, corresponding fees have been paid and review by the Department is pending.
3. Design Calculations for the Dinosaur Monuments – The required information has not been submitted.
4. Design Calculations for the Water Panning/Water Tower Structure – The required information has not been submitted.

By **March 9, 2015**, you agreed to provide to the Department of Building and Safety for plan check review the following items: electrical, plumbing, building plans (structural and architectural), ADA, Title 24 energy, and green building code. These items are also required to be resolved by the aforementioned date. The following outlines the status of these requirements:

1. Electrical – There has been a partial submittal and corresponding fees have not been paid. The Department is unable to continue any further review until all required information is fully submitted and the corresponding fees have been paid.
2. Plumbing – The required plan/information has not been submitted.
3. Building Plans – There has been a partial submittal, corresponding fees have been paid and review by the Department is pending.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

4. ADA – The required plan/information has been submitted, corresponding fees have been paid and review by the Department is pending.
5. Title 24 Energy – The required plan/information has not been submitted.
6. Green Building Code – The required plan/information has not been submitted.

In addition, Lot Line Adjustment No. 5491 has not recorded and the corresponding fees for this application have not been submitted. The Compliance Plan also required that you pay all processing fees associated with Plot Plan No. 14522, Revised Permit No. 1 and that your application have a positive balance by March 9, 2015.

Given your failure to meet the initial deadline for certain items set forth in the Compliance Plan and your continued failure to provide timely submittals that will enable staff to complete review and resolve the various items of concern by March 9, 2015, we are at a point where we may be unable to avoid a recommendation to the Planning Commission to uphold the Planning Director's decision to deny your project. Please provide all required information and all corresponding fees including processing fees immediately so that we can continue our review of your proposed project.

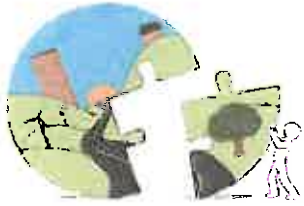
If you have any questions, please feel free to contact your project planner, Paul Rull at prull@rctlma.org or call him at (951)955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, AICP, Planning Director

Paul Rull, Project Manager

CC: Juan Perez, Karin Watts-Bazan, Rendell Klaarenbeek, Steve Hernandez



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Date: September 8, 2014

RE: Plot Plan No. 14522 Revised Permit No.1 Compliance Plan

The applicant, Cabazon Family Partnership, has agreed to submit the following items by November 9, 2014:

1. Building and Safety Plan Check Submittal:

A. A full and complete **site electrical plan** prepared by a California Licensed Qualified Design Professional. 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 panel 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 Qualified Design Professional 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 appear to meet minimum requirements in its current state, The site accessibility path of travel shall include but not be limited to:

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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: Areas of concern: The current parking, loading/unloading spaces, ramp to gift store, ramp to dinosaur sandy trail, and ramp to large dinosaur may not be in compliance with 11b requirements.

6. The asphalt path from the gift shop to the sandy path entrance appears to exceed 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 qualified 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 Qualified Design Professional is required.

The applicant, Cabazon Family Partnership, has agreed to provide and resolve the following items by March 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 by March 9, 2015.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Pérez, Interim Planning Director



Ken Baez, Principal Planner

APPLICANT
Cabazon Family Partnership



Gary Kanter *for the Applicant*

RIVERSIDE COUNTY BUILDING & SAFETY DEPARTMENT
Mike Lara, Building and Safety Director



Rendell Klaarenbeek, Agency Administrative Manager



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Date: November 17, 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 Compliance Plan Deadline November 9, 2014

This letter is to inform you that the following requested materials for the November 9, 2014, deadline **have not** been submitted to the satisfaction of the Building and Safety Department per the adopted and signed Compliance Plan dated September 8, 2014:

- **#1A Full Site Electrical Plan.**
 - A partial site electrical plan package was submitted to Building and Safety Department, however the plans package submittal is missing a separate permit number and fee for the commercial site electrical plan. The commercial electrical permit required for the site electrical CWP installation is a deposit base permit with an initial deposit amount of \$430.00. However due to the complexity and lack of information provided, a recommendation of \$1,000.00 deposit will be required.
- **#1C Calculations for Dino Monuments.**
 - Documentation was submitted to the Building and Safety Department, however the determination made by the applicant does not satisfy Building and Safety Department requirements. The applicant shall submit engineered plans showing design and anchoring of the monuments.
- **#1D Calculations for Water Tower Structure.**
 - Documentation was submitted to the Building and Safety Department, however the determination made by the applicant does not satisfy Building and Safety Department requirements. The applicant shall submit demolition plans for the existing water tower, and building plans for the new water tower.

In addition, the applicant has been informed repeatedly that the balances are negative for both Planning and Building and Safety Department application, and is required for staff to work on the project.

- Plot Plan No. 14522 Revised Permit No. 1 has been assessed \$10,200.00. A monthly payment plan that was setup for the applicant has not been met. Please note this amount is not the final monies owed in the project, but just an assessed fee to keep the project moving.
- Lot Line Adjustment No. 5491 has been assessed \$1,020.00.
- Building and Safety Permit BNR140045 has been assessed for a total amount of \$663.00. Filing deposit for the commercial electrical permit is \$1,000.00. Please note this amount is not the final monies owed in the project, but just an assessed fee to keep the project moving.

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

If you have any questions, please feel free to contact me at prull@rctlma.org call (951) 955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director

Paul Rull, Project Manager

CC: Juan Perez, Karin Watts-Bazan, Rendell Klaarenbeek, Steve Hernandez

TRIP HORD ASSOCIATES

Mr. Paul Rull

November 6, 2014

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

RE: PP14522R1 – Compliance Update

Dear Paul:



This correspondence shall serve as a formal update regarding the Compliance Plan dated September 8, 2014 for the World's Biggest Dinosaurs (Cabazon Dinosaurs) project. This initial Compliance Plan update is focused on the requirements identified in Item 1 – Building & Safety Plan Check Submittal – which are required on or before November 9, 2014. The following Building Permit numbers are on file at this time and under 2nd Plan Check review:

BNR140044	CWP ROOM ADDITION/RESTROOMS/COVERED ENTRY (I,J,M)
BNR140045	CWP EXHIBITION SHED (H)
BPT140401	12 CWP SHADE STRUCTURES (F)
BWL140412	CWP DINO WALL (K)

As required by the Compliance Plan, complete sets of the following plans were submitted last week and accepted for further plan check:

- A) Site Electrical Plan
- B) Site Accessibility (ADA) Plan

Please accept the following information for Items C & D of the September 8th Compliance Plan:

- C) Dinosaurs Statues – Seven (7) of the dinosaur figurines are in excess of 7 Ft. in height. These dinosaur figurines will be reduced in height or relocated away from the public area. Please see the attached site plan that identifies the figurines above 7 Ft.
- D) Water Panning exhibit – Tower to be removed. A new tower for the panning exhibit will be installed under a separate Permit.

Please let me know if you have any questions or require additional information regarding this Compliance Plan update.

Sincerely,


Trip Hord

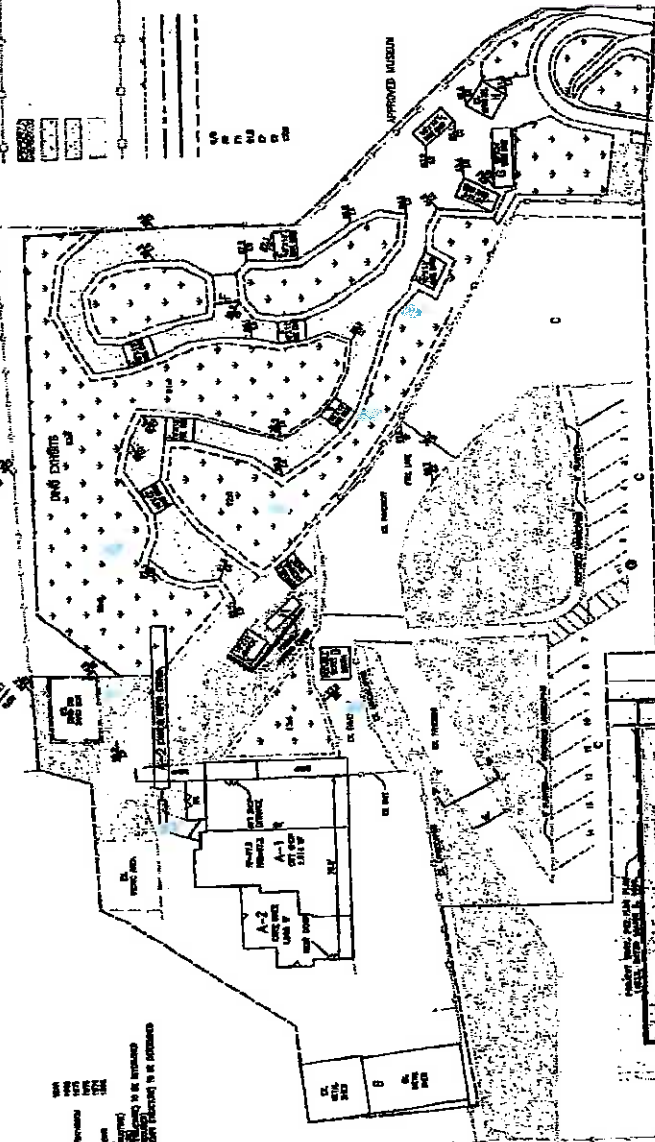
Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875

CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 14522R1

- LEGEND**
- DR. DRIVE ROAD USE
 - DR. WALK
 - TRUNK (CONCRETE OR ASPHALT)
 - WALKWAY
 - SPUR DRIVE
 - PAVING
 - SEWER
 - WATER
 - STORM
 - SEWER
 - WATER
 - STORM
 - SEWER
 - WATER
 - STORM



PROPOSED PROJECT
 AND LAYOUT SHALL BE SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.
 ALL STRUCTURES AND FEATURES SHALL BE CONFORMANT WITH THE CITY ZONING ORDINANCES.



DINOSAUR FIGURINES

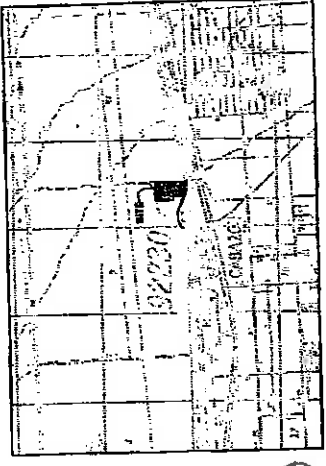


PROJECT INFORMATION
 APPLICANT: [Name]
 PROJECT: Cabazon Dinosaurs Museum and Gift Store
 ADDRESS: [Address]
 CITY: Cabazon, MI
 ZONING: [Zoning Code]
 PLANNING BOARD: [Board Name]
 DATE: [Date]

ASSESSOR'S PARCEL NUMBERS
 1. [Parcel Number]
 2. [Parcel Number]
 3. [Parcel Number]

APPROVED BY THE BOARD OF SUPERVISORS
 DATE: [Date]
 [Signature]

PARKING BY USE
 TOTAL PARKING SPACES: [Number]
 [Details of parking spaces]



CASE #: PP14522R1 AMD#1
EXHIBIT: A
DATED: 8/1/13
PLANNER: P. RULL

<p>APPROVED BY: [Signature]</p> <p>DATE: [Date]</p>	<p>SEAL: [Seal]</p>
<p>PROJECT: Cabazon Dinosaurs Museum and Gift Store</p> <p>ADDRESS: [Address]</p> <p>CITY: Cabazon, MI</p> <p>ZONING: [Zoning Code]</p>	<p>APPROVED FOR: [Signature]</p> <p>DATE: [Date]</p>
<p>PLANNING BOARD: [Board Name]</p> <p>DATE: [Date]</p>	<p>SEAL: [Seal]</p>

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.

In summary, the Compliance Plan currently stipulates the applicant to provide the following items by November 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 also currently stipulates the applicant to provide and resolves the following items by March 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 March 9, 2015.

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 the items identified in the Compliance Plan, staff can then proceed in preparing the environmental assessment and conditions of approval so that this project may be considered by the Planning Commission. If the applicant does not address all the items in the Compliance Plan by March 9, 2015, staff will recommend to the Planning Commission at its March 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 March 18, 2015, hearing that the applicant's appeal be affirmed, that Plot Plan No. 14522 Revised Permit No.1 be approved, and that the Planning Director's denial of the project be overturned.

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 Acreages: 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 March 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 and approved 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 March 9, 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:

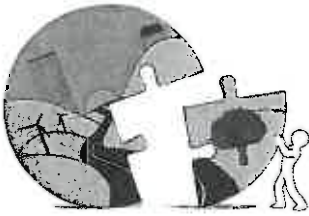
1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.
2. The project is inconsistent with other requirements of the Riverside County General Plan regarding public health and safety due to the lack of permits of the existing buildings 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 8, 2014

RE: Plot Plan No. 14522 Revised Permit No.1 Compliance Plan

The applicant, Cabazon Family Partnership, has agreed to submit the following items by November 9, 2014:

1. Building and Safety Plan Check Submittal:

A. A full and complete **site electrical plan** prepared by a California Licensed Qualified Design Professional. 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 Qualified Design Professional 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 appear to meet minimum requirements in its current state, The site accessibility path of travel shall include but not be limited to:

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

De:



CASE #: PP14522R1 AMD#1
EXHIBIT: P (compliance plan)
DATED: 9/8/14
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: Areas of concern: The current parking, loading/unloading spaces, ramp to gift store, ramp to dinosaur sandy trail, and ramp to large dinosaur may not be in compliance with 11b requirements.

6. The asphalt path from the gift shop to the sandy path entrance appears to exceed 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 qualified 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 Qualified Design Professional is required.

The applicant, Cabazon Family Partnership, has agreed to provide and resolve the following items by March 9, 2015:

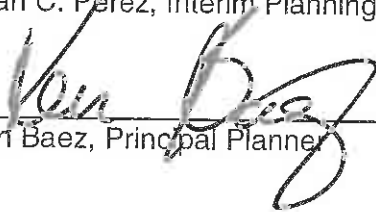
2. Building and Safety Plan Check Submittal:

- 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.

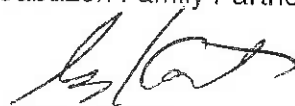
4. All fees associated with Plot Plan 14522 Revised Permit No.1 shall be paid and the account shall be in a positive balance by March 9, 2015.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director



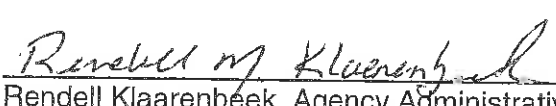
Ken Baez, Principal Planner

APPLICANT
Cabazon Family Partnership



Gary Kanter for the Applicant

RIVERSIDE COUNTY BUILDING & SAFETY DEPARTMENT
Mike Lara, Building and Safety Director



Rendell Klaarenbeek, Agency Administrative Manager



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: September 15, 2014
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **September 17, 2014 Planning Commission meeting for Agenda Item 3-4 Plot Plan No. 14522 Revised Permit No.1**

1. Revision to the Compliance Plan:
 - a. Minor text changes.
 - b. Revised the plan check submittal deadline date for items #1A, 1B, 1C, and 1D from October 9, 2014, to November 9, 2014.
 - c. Revised the deadline date for complete plan check resolution from February 9, 2015, to March 9, 2015.
 - d. Changed the definition of California licensed professional to "California Licensed Qualified Design Professional".
 - e. Trip Hord was removed from the signatories.
 - f. Paul Rull was replaced with Ken Baez as signatories.
2. Revision to the staff report:
 - a. Grammatical changes.
 - b. Revised the plan check submittal deadline date for items #1A, 1B, 1C, and 1D on the Compliance Plan from October 9, 2014, to November 9, 2014.
 - c. Revised the deadline date for complete plan check resolution from February 9, 2015, to March 9, 2015.
 - d. Changed the definition of California licensed professional to "California Licensed Qualified Design Professional".
 - e. Change references and recommendations of continued-to Planning Commission date from February 18, 2015, to March 18, 2015.
3. Applicant submitted comments on September 15, 2014.

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(951) 955-3200 · Fax (951) 955-3157

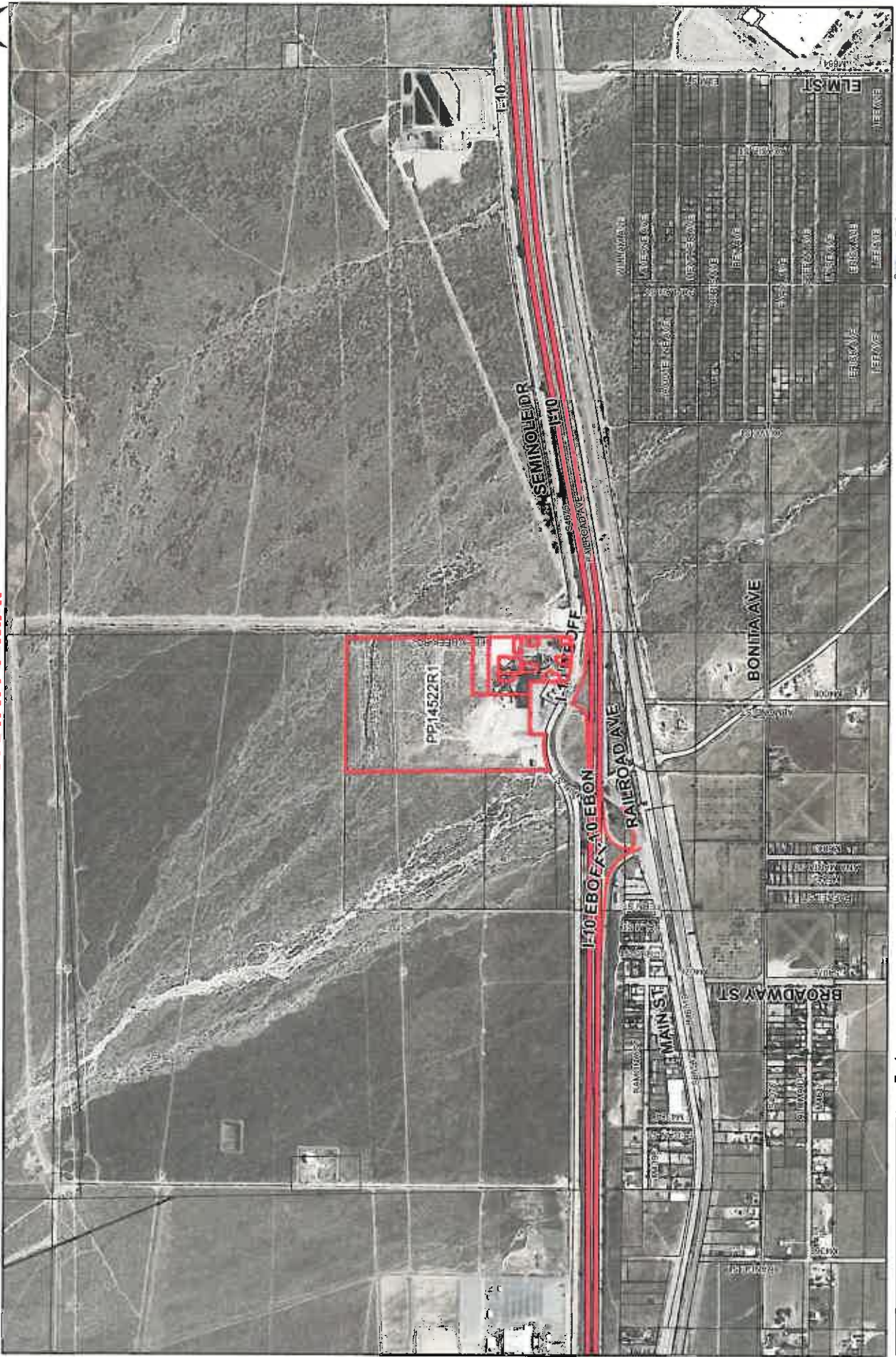
Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1

VICINITY MAP

Supervisor Ashley
District 5



0 625 1,250 2,500 Feet
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

Printed by prull on 5/8/2014

1 inch = 1,250 feet



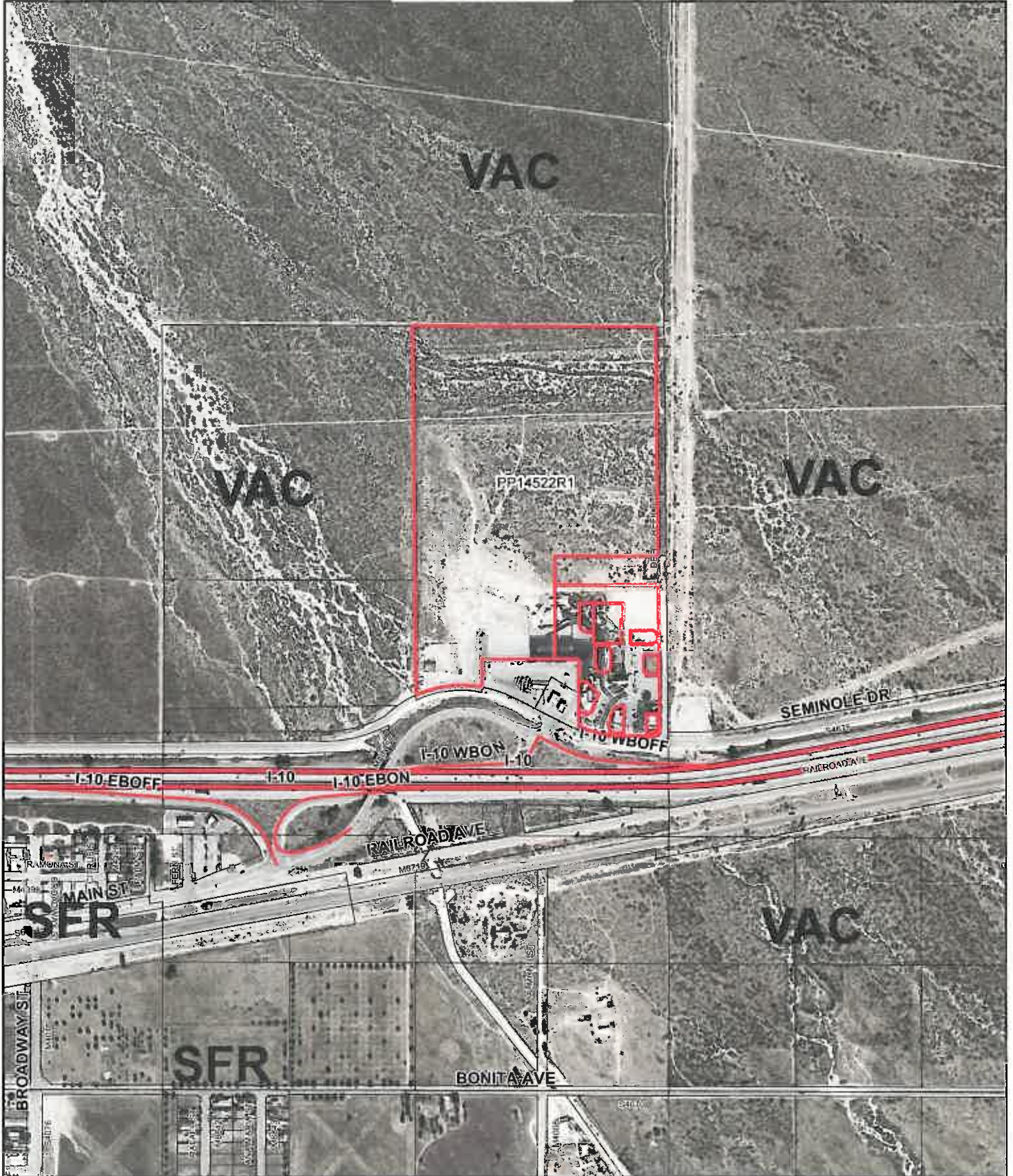
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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1 LAND USE MAP



Supervisor Ashley
District 5



0 335 670 1,340 Feet
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 5/8/2014

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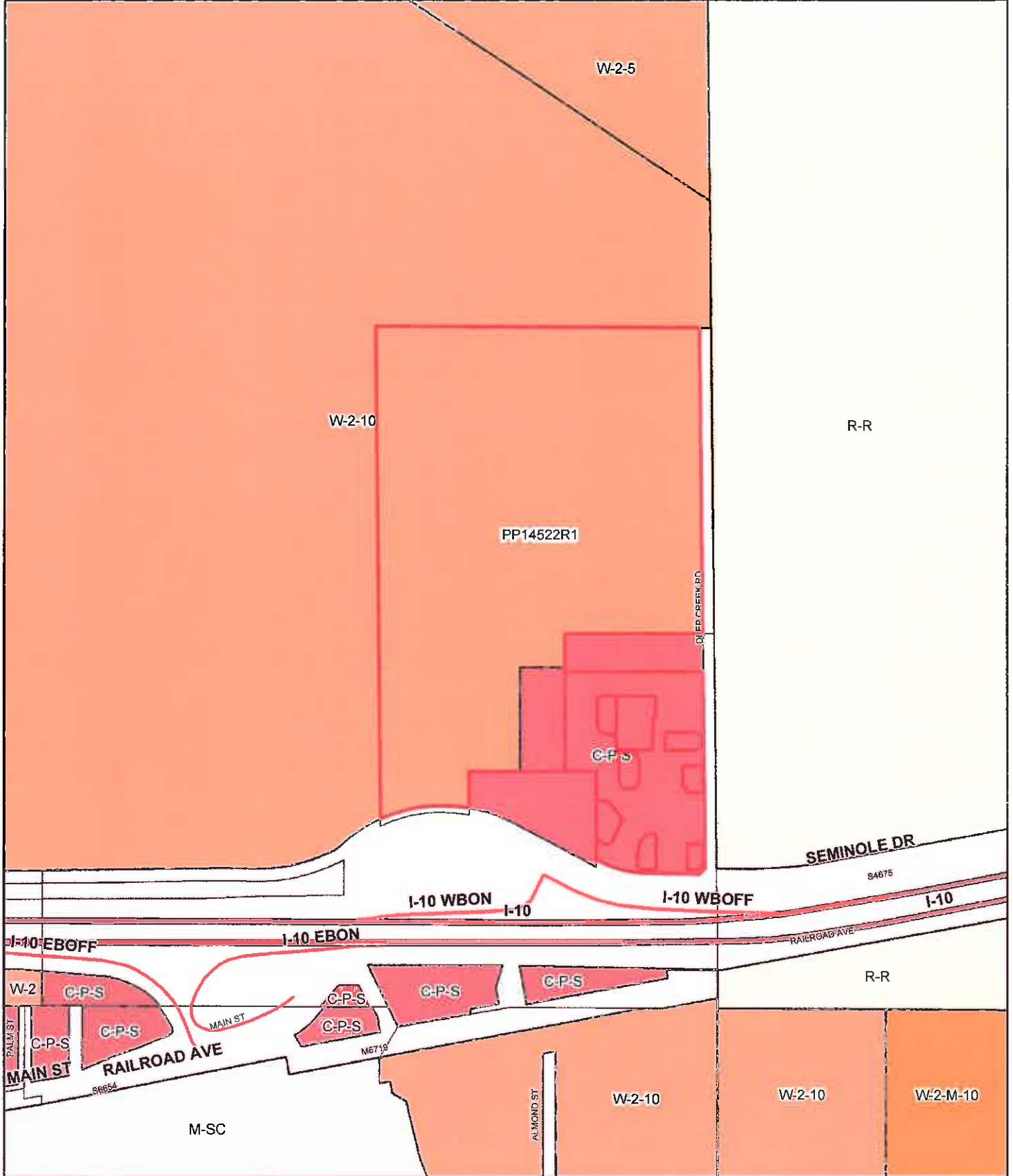
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1 ZONING MAP


N



Supervisor Ashley
District 5



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 5/8/2014

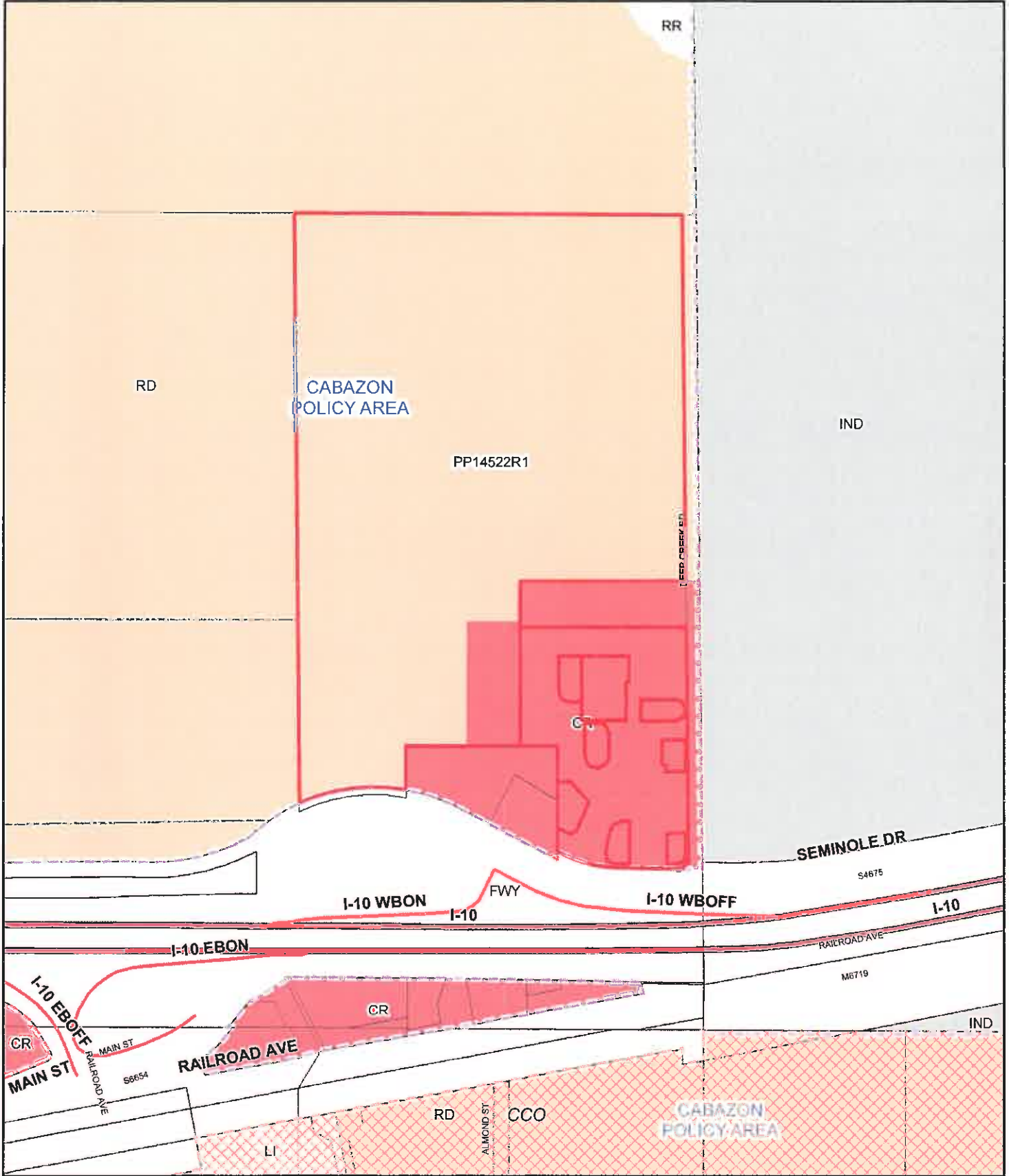
 The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1

GENERAL PLAN LAND USE MAP

Supervisor Ashley
District 5



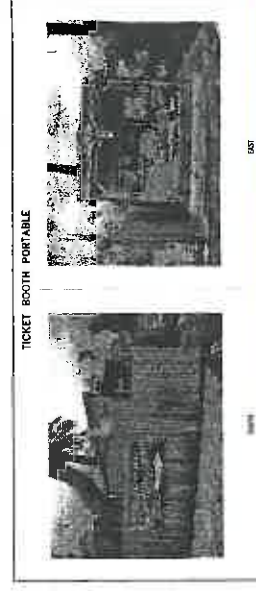
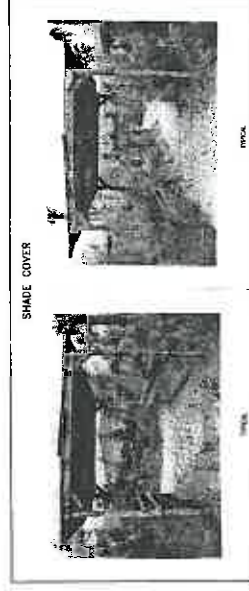
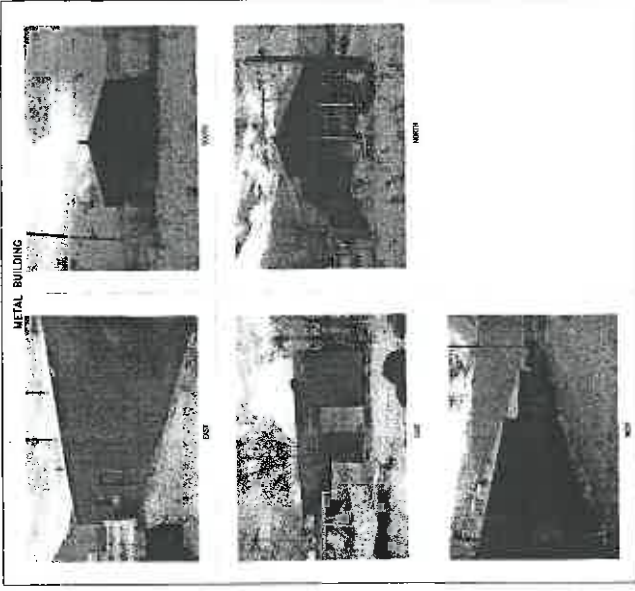
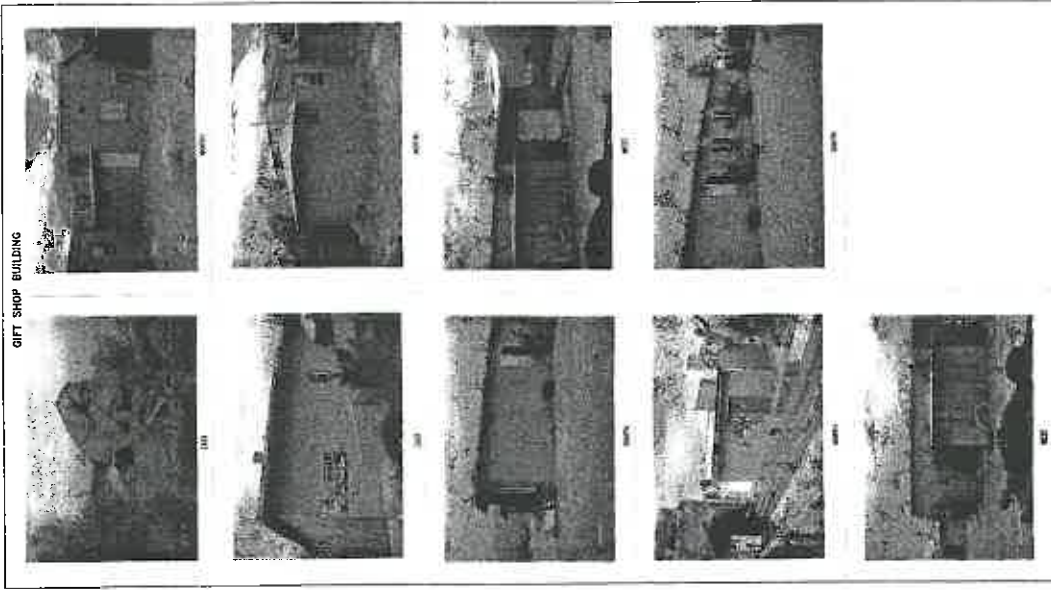
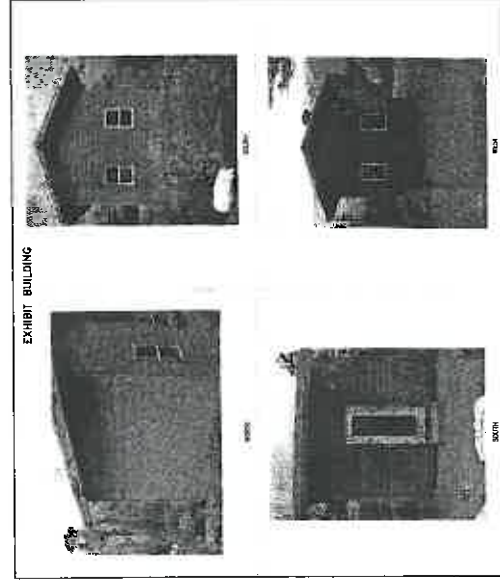
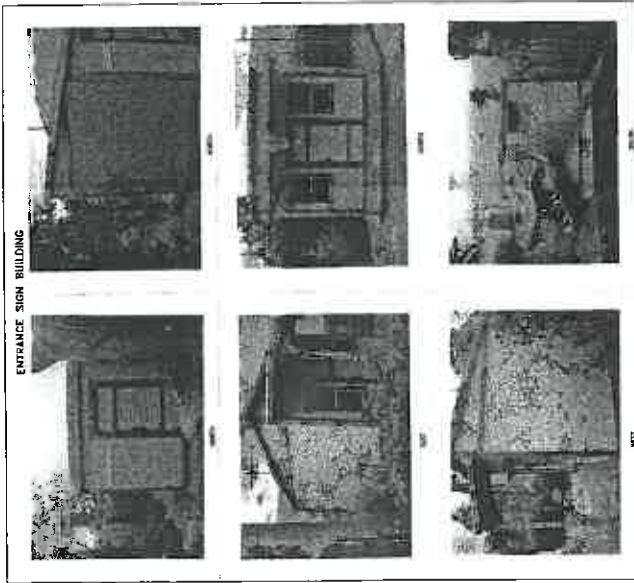
0 210 420 840 Feet
1 inch = 417 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by pull on 5/8/2014



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CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 14522R1 BUILDING ELEVATION EXHIBIT



Unregistered Service Alert
SILE TOLL FREE
227-3500
FWD WORKING UNDER REVIEW FOR THE

DATE OF ISSUANCE: 12-31-15
BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

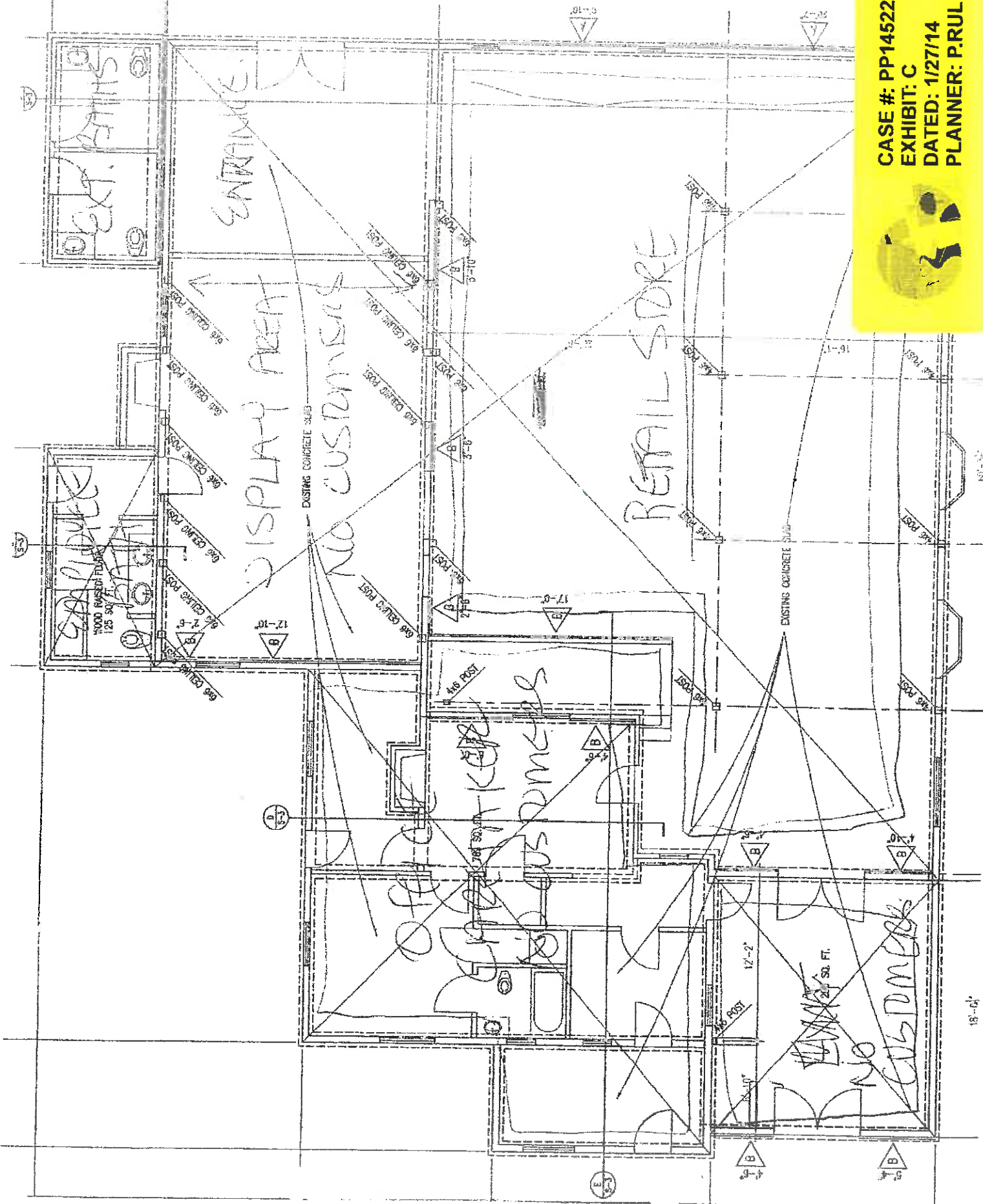
RECOMMENDED FOR SEAL
DATE: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]



PREPARED BY: TRAVIS A. COOK
R.C.L. NO. 3333 EXP. DATE 12-31-15

**CASE #: PP14522R1 AMD#1
EXHIBIT: B
DATED: 1/27/14
PLANNER: P.PRULL**

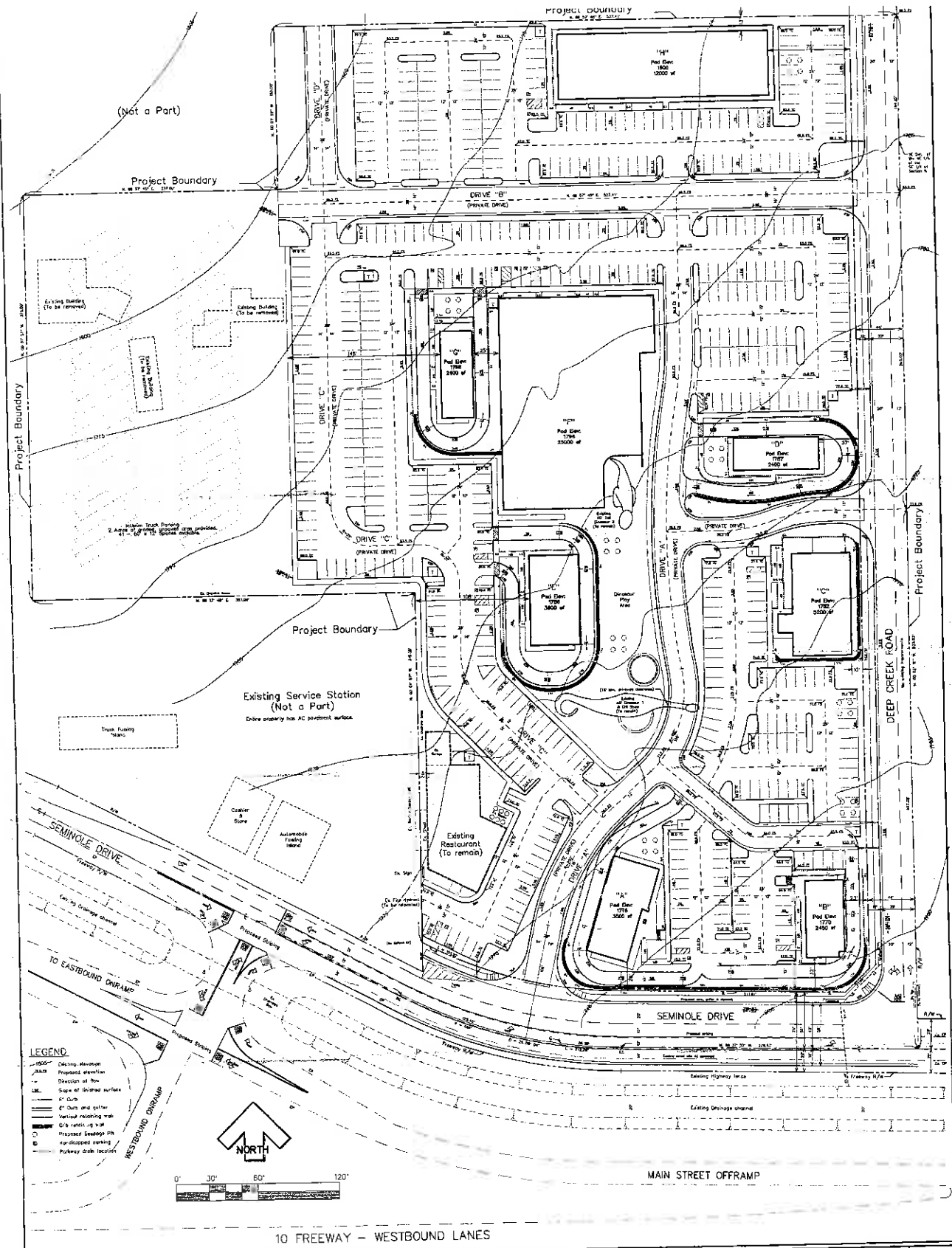
© 2014 by Travis A. Cook, P.E. All rights reserved.
This drawing is a copyrighted work of the author and shall be treated as such.



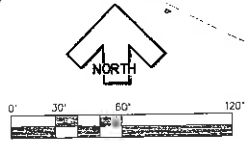
CASE #: PP14522R1 AMD#1
EXHIBIT: C
DATED: 1/27/14
PLANNER: P.RULL



CASE #: PP14522R1 AMD#1
EXHIBIT: D (sheets 1-2)
DATED: 7/23/14
PLANNER: P.RULL



LEGEND
 --- Existing elevation
 --- Proposed elevation
 --- Direction of flow
 --- Size of finished surface
 --- 6" Curb
 --- 6" Ditch and gutter
 --- Vertical retaining wall
 --- G.R. retaining wall
 --- Proposed Sewage PH
 --- Undeveloped parking
 --- Portway drain location



MIKA CABAZON PARTNERSHIP
 P.O. Box 3153
 Newport Beach, CA 92659
 PH 714) 969-8643

PLOT PLAN

RICHARDS MUETING WILKES
 5529 Riverside Ave. Suite 110
 Riverside, CA 92505
 Ph. (951) 275-8010 Fax. (951) 275-8013



DATE: 7/23/14
 SHEET: 1 OF 2



RICHARDS MUEHLING WILKES
 8529 Riverside Ave. Suite 115
 Riverside, CA 92506
 Ph. (951) 776-9070 Fax (951) 776-9073

PLOT PLAN

MIKA CABAZON PARTNERSHIP
 P.O. Box 3163
 Newport Beach, CA 92659

Sheet
 Title
 Date
 Scale
 Project No.

OWNER / APPLICANT
 MIKA CABAZON PARTNERSHIP
 P.O. Box 3163
 Newport Beach, CA 92659

PLANNER / ENGINEER
 RICHARDS MUEHLING WILKES
 8529 Riverside Ave. Suite 115
 Riverside, CA 92506
 Ph. (951) 776-9070 Fax (951) 776-9073

ASSASSOR'S PARCEL NUMBER
 Parcel 108 - 000 - 010 - 010 - 010 - 010

RECORDING DATE
 11/21/2017

AREA - Phase 1

THOMAS GUIDE LOCATION
 ZONING - C-2

UTILITY PURVEYORS
 Water - C-2
 Sewer - C-2
 Gas - C-2
 Electric - C-2

FEMA DESIGNATION
 Zone - X-1
 Flood Hazard - 1% Annual Chance Flood

SCHOOL DISTRICT
 Santa Ana Unified School District

LEGAL DESCRIPTION
 1. 1/2 of Lot 1, Block 1, Subdivision 1, Santa Ana Unified School District, Santa Ana, California.
 2. The area of 11.9 acres, more or less, together with all the improvements thereon, as shown on the attached site plan.
 3. The area of 11.9 acres, more or less, together with all the improvements thereon, as shown on the attached site plan.
 4. The area of 11.9 acres, more or less, together with all the improvements thereon, as shown on the attached site plan.
 5. The area of 11.9 acres, more or less, together with all the improvements thereon, as shown on the attached site plan.
 6. The area of 11.9 acres, more or less, together with all the improvements thereon, as shown on the attached site plan.
 7. The area of 11.9 acres, more or less, together with all the improvements thereon, as shown on the attached site plan.
 8. The area of 11.9 acres, more or less, together with all the improvements thereon, as shown on the attached site plan.

EXISTING USE
 1. Residential
 2. Residential
 3. Residential

PROPOSED USE
 1. Residential
 2. Residential
 3. Residential

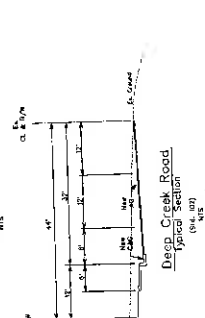
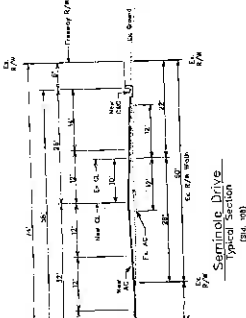
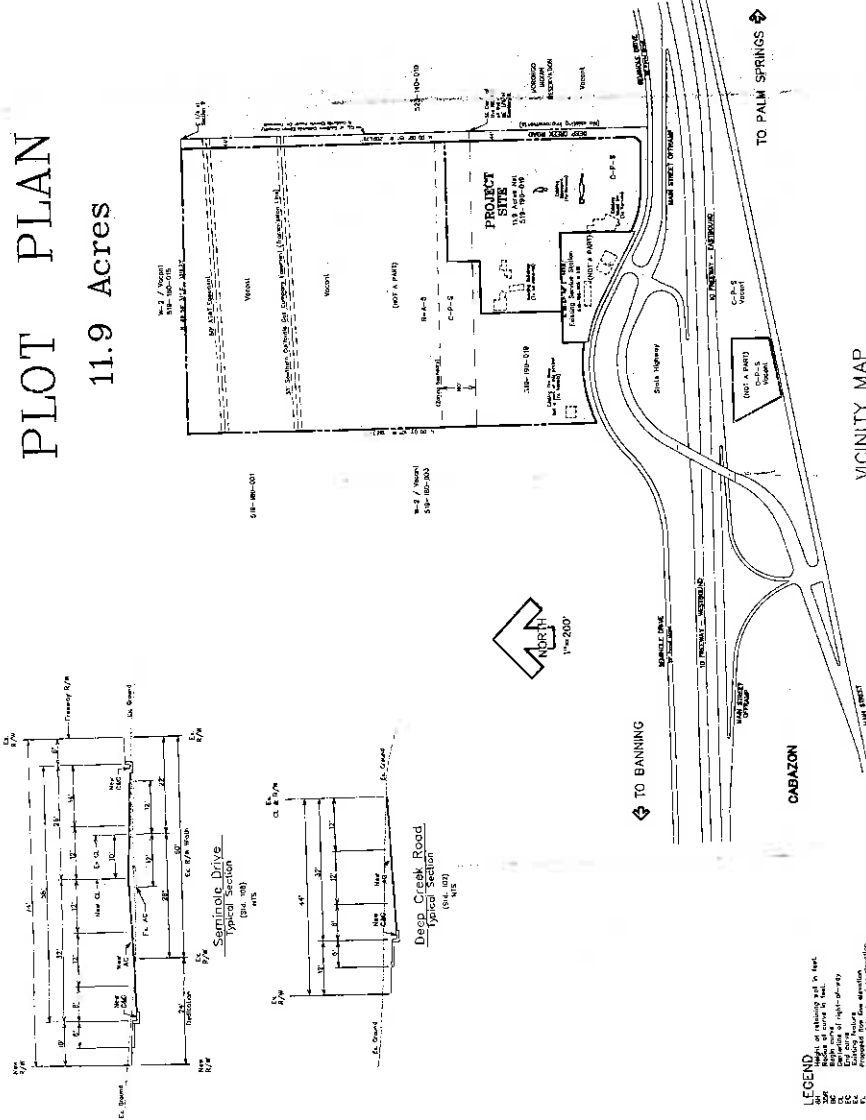
AREA SUMMARY
 Total Area: 11.9 Acres
 Total Building Area: 10,000 sq. ft.
 Total Parking: 100 spaces

PARKING SUMMARY
 Total Spaces: 100
 1. 50 Spaces - 5 ft. x 10 ft.
 2. 50 Spaces - 6 ft. x 10 ft.

PARKING LOT NOTES
 1. All parking spaces are to be paved with asphalt.
 2. All parking spaces are to be marked with white paint.
 3. All parking spaces are to be accessible to persons with disabilities.
 4. All parking spaces are to be accessible to persons with disabilities.
 5. All parking spaces are to be accessible to persons with disabilities.
 6. All parking spaces are to be accessible to persons with disabilities.
 7. All parking spaces are to be accessible to persons with disabilities.
 8. All parking spaces are to be accessible to persons with disabilities.
 9. All parking spaces are to be accessible to persons with disabilities.
 10. All parking spaces are to be accessible to persons with disabilities.

FIRELANE SUMMARY
 1. All firelane areas are to be paved with asphalt.
 2. All firelane areas are to be marked with white paint.
 3. All firelane areas are to be accessible to fire trucks.
 4. All firelane areas are to be accessible to fire trucks.
 5. All firelane areas are to be accessible to fire trucks.
 6. All firelane areas are to be accessible to fire trucks.
 7. All firelane areas are to be accessible to fire trucks.
 8. All firelane areas are to be accessible to fire trucks.
 9. All firelane areas are to be accessible to fire trucks.
 10. All firelane areas are to be accessible to fire trucks.

GRADING NOTES
 1. All grading is to be done in accordance with the attached grading plan.
 2. All grading is to be done in accordance with the attached grading plan.
 3. All grading is to be done in accordance with the attached grading plan.
 4. All grading is to be done in accordance with the attached grading plan.
 5. All grading is to be done in accordance with the attached grading plan.
 6. All grading is to be done in accordance with the attached grading plan.
 7. All grading is to be done in accordance with the attached grading plan.
 8. All grading is to be done in accordance with the attached grading plan.
 9. All grading is to be done in accordance with the attached grading plan.
 10. All grading is to be done in accordance with the attached grading plan.



LEGEND

- 1. Existing structures
- 2. Proposed structures
- 3. Existing parking
- 4. Proposed parking
- 5. Existing easements
- 6. Proposed easements
- 7. Existing utility lines
- 8. Proposed utility lines
- 9. Existing boundaries
- 10. Proposed boundaries
- 11. Existing boundaries
- 12. Proposed boundaries
- 13. Existing boundaries
- 14. Proposed boundaries

REVISIONS

No.	Revision	Date

Scale: 1"=200'

Scale: 1"=200'

PROJECT NO. A
 CASE NO. 15222

PLOT PLANS
 1. The plot plan is to be used for the purpose of making applications.
 2. The plot plan is to be used for the purpose of making applications.
 3. The plot plan is to be used for the purpose of making applications.
 4. The plot plan is to be used for the purpose of making applications.
 5. The plot plan is to be used for the purpose of making applications.
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 8. The plot plan is to be used for the purpose of making applications.
 9. The plot plan is to be used for the purpose of making applications.
 10. The plot plan is to be used for the purpose of making applications.

Agenda Item No.: 3.7
Area Plan: The Pass
Zoning District: Cabazon
Supervisory 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 restaurant 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

APPEAL OF PLOT PLAN NO. 14522 REVISED PERMIT NO.1

PC Staff Report: August 20, 2014

Page 2 of 8

- 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
WORLDS BIGGEST DINOSAURS
PLOT PLAN 14522 R1**

DRAFT 10-08-2013

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 1 hour 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 | <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• 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

- | | |
|-------------|--|
| 519-180-021 | <ul style="list-style-type: none">• CV05-3618 – accumulated rubbish; opened 7/14/05• CV06-4143 – construction without required permits; opened 6/26/06• CV08-04980 – zoning violations; opened 6/4/08 |
| 519-190-029 | <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• CV08-04982 – land use without planning department approval; opened 6/4/08 |
| 519-190-036 | <ul style="list-style-type: none">• CV08-04983 – land use without planning department approval; opened 6/4/08• CV08-04984 – construction with permit(s) – accessory structures; opened 6/4/08 |



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CASE #: PP14522R1 #AMD1
EXHIBIT: E (sheets 1-10)
DATED: 7/2/14
PLANNER: P.RULL



APPLICATION FOR APPEAL

DATE SUBMITTED: July 3, 2014

Appeal of application case No(s): Plot Plan 14522R1

Name of Advisory Agency: Planning Director List all concurrent applications

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
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	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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.

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

APPLICATION FOR APPEAL

<ul style="list-style-type: none"> ◦ 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) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> ◦ General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> ◦ Environmental Impact Report 	<p>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.</p>
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> ◦ Certificate of Compliance • Tree Removal Permit 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>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.</p>

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**

418B



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)

[Signature]
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:	Positions To Be Deleted Per A-30 <input type="checkbox"/>
	Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY: *[Signature: Michael R. Shetler]*
Michael R. Shetler
County Executive Office Signature

Policy Policy
Consent Consent

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.

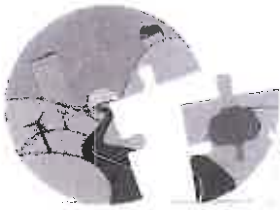
Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 10, 2012
xc: Co. Co., CED, Prop. Owner

Keicia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

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 prull@rcplma.org call (951) 955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Director

Paul Rull, Project Manager

CC: Juan Perez, Karin Watts-Bazan, Rendell Klaarenbeek, Steve Hernandez

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

B



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: 6-18-74

APPLICATION INFORMATION

Applicant's Name: Trip Hord Associates E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside CA 92502
Street 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
Riverside CA 92506
Street 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
Costa Mesa CA 92627
Street 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 - 4060 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

"Planning Our Future... Preserving Our Past"

D



Johnson & Nielsen Associates
Consulting Structural Engineers
10249 Dunn Court • Riverside • CA • 92503
(951) 886-5122
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



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

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

2.1

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cabazon
Supervisory 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.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

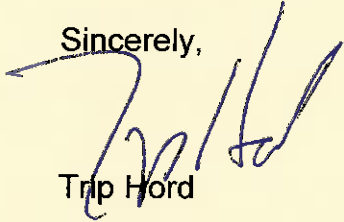
P.O. Box 1235
Riverside, CA 92502

(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.

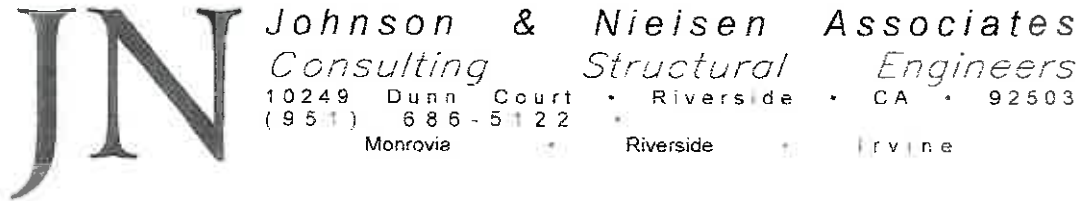
Thank you very much for your consideration of this request for a 120 Day Continuance.

Sincerely,



Trip Hord

cc: Gary Kanter – Cabazon Dinosaurs
Supervisor Marion Ashley – 5th Supervisorial District (ATTN: Steve Hernandez)



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.

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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. 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

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.

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.).

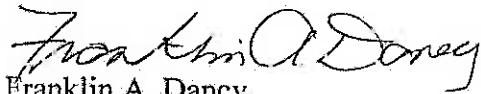
Prior to Approval by the County of Riverside:

- 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 Lunc
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC 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

Cabazon Street CA 92230
City State ZIP

Daytime Phone No: (951) 922-0076 Fax No: ()

Engineer/Representative's Name: Trip Hord E-Mail:

Mailing Address: 5028 Le Mar Drive ambrosehord@gmail.com

Riverside Street CA 92507
City State ZIP

Daytime Phone No: (951) 684-9815 Fax No: ()

Property Owner's Name: MKA Cabazon Partnership E-Mail:

Mailing Address: 2651 Irvine Avenue, Suite 141

Costa Mesa Street CA 92627
City State ZIP

Daytime Phone No: (949) 831-4337 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.

Riverside Office - 4180 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax: (951) 955-1811

Desert Office - 38886 El Cerrito Road
Palm Desert, California 92211
(760) 863-8377 • Fax: (760) 863-7555

"Planning Our Future... Preserving Our Past"

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.

Way Id's Bigg + Dinosaurus
PRINTED NAME OF APPLICANT

[Signature]
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.

AKA Calzaroni Enterprises
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

200260 Family Partnership #1
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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 _____

APPLICATION FOR LAND USE AND DEVELOPMENT

_____ 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 Dinosaur) (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: 65-65

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

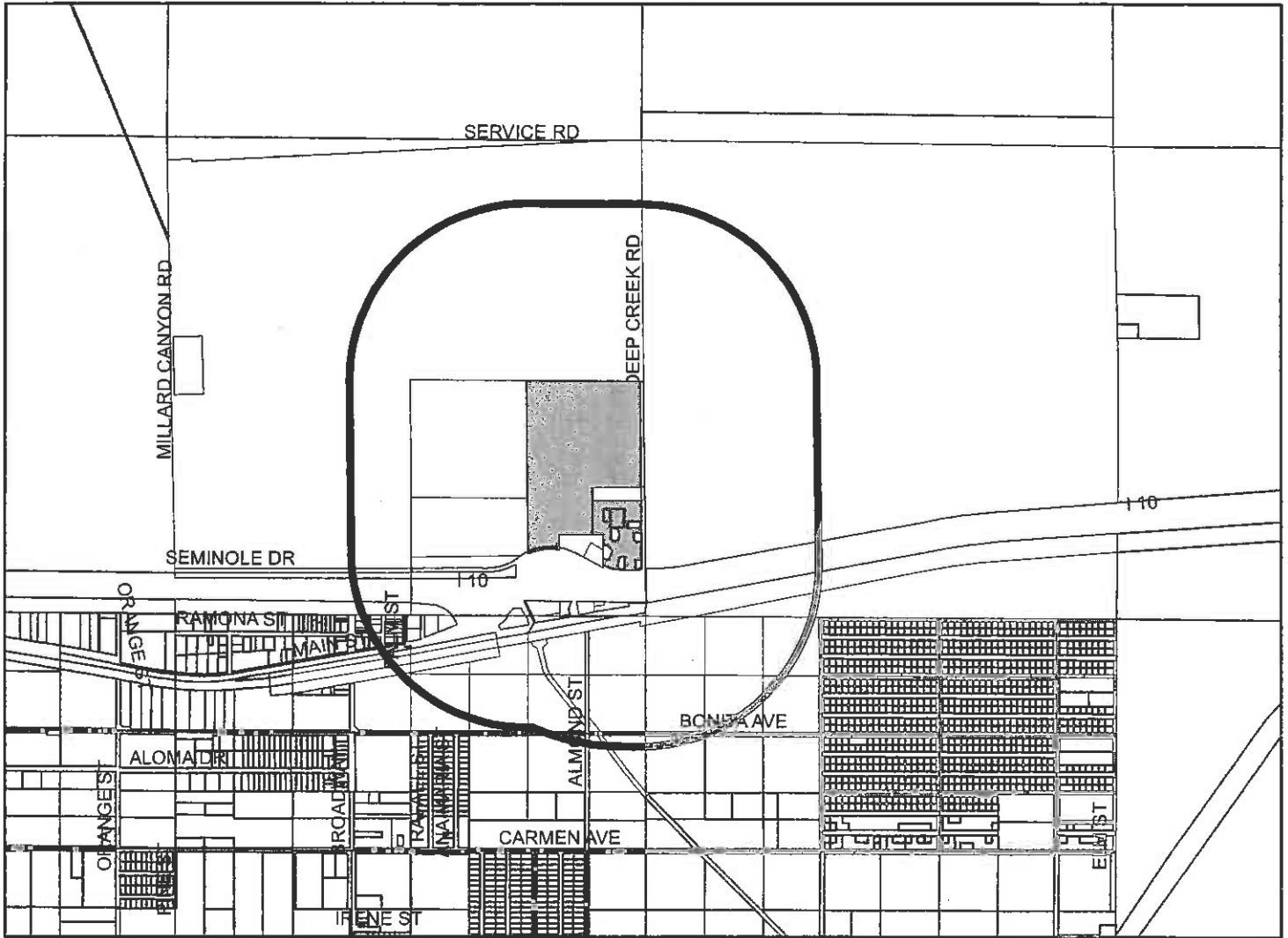
TITLE GIS Analyst

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 foot 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-



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: 519190026, APN: 519190026
 T COMMUNICATIONS CALIF INC, ETAL
 340 MT KEMBLE AVE
 MORRISTOWN NJ 7960

ASMT: 519180018, APN: 519180018
 USA BIA
 C/O PACIFIC REG OFFICE
 2800 COTTAGE WAY
 SACRAMENTO CA 95825

ASMT: 519190030, APN: 519190030
 DINOSAUR PARK
 27 LA PLAZA
 PALM SPRINGS CA 92262

ASMT: 519190001, APN: 519190001
 MUNIR NINO
 10501 BEAUMONT AVE
 CHERRY VALLEY CA 92223

ASMT: 519190031, APN: 519190031
 SUN INV, ETAL
 7101 PLAYA VISTA NO 316
 PLAYA VISTA CA 90066

ASMT: 519190002, APN: 519190002
 BETTY HENDRIX, ETAL
 C/O CABAZON LAND INV NO 63
 P O BOX 6062
 ATASCADERO CA 93423

ASMT: 519190032, APN: 519190032
 KENNY WU
 17700 CASTLETON ST NO 538
 CITY OF INDUSTRY CA 91748

ASMT: 519190013, APN: 519190013
 WANDA BURK, ETAL
 P O BOX 519
 TEMPLE CITY CA 91780

ASMT: 519190035, APN: 519190035
 B DEV CO, ETAL
 C/O MICHAEL MAGNUSSON
 13215 E PENN ST NO 205
 WHITTIER CA 90602

ASMT: 519190018, APN: 519190018
 SAN DIEGO OIL CO
 P O BOX 939051
 SAN DIEGO CA 92193

ASMT: 519190036, APN: 519190036
 CABAZON FAMILY PARTNERSHIP NO 1
 C/O GARY KANTER
 2651 IRVINE AVE STE 141
 COSTA MESA CA 92627

ASMT: 519190025, APN: 519190025
 TELEGRAPH CO, ETAL
 140 NEW MONTGOMERY ST
 SAN FRANCISCO CA 94105

ASMT: 519190037, APN: 519190037
 MKA CABAZON PARTNERSHIP
 2651 IRVINE AVE 141
 COSTA MESA CA 92627



ASMT: 519190042, APN: 519190042
DESERT VIEW FINANCIAL
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



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
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102



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

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

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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 Geronio 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.

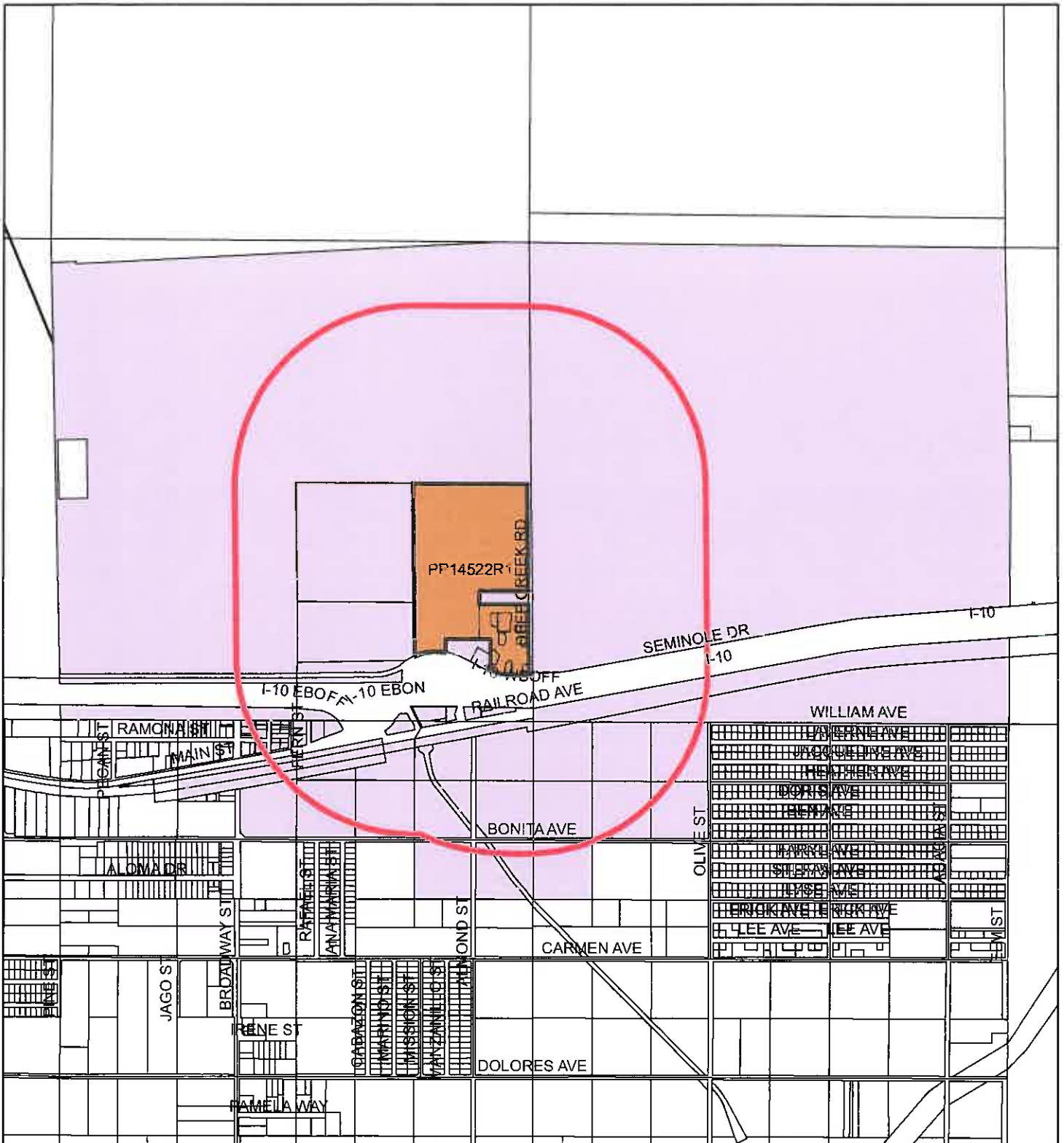
NAME: PAUL RULL

TITLE: PROJECT PLANNER

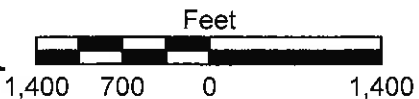
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

PP14522R1 (2,000 Foot Buffer)



- Case Owner Buffer
- Case Boundary
- Parcel Boundaries
- Surrounding Owner Parcels



Printed by pull on 5/8/2014

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.

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 Geronio Pass Water Agency
P.O. Box 520
Beaumont CA 92223

West Desert MAC
c/o 5th District Supervisor Office
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Costa Mesa CA 92627



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: 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) Categorical Exemption (_____)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (15270)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) 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 951-955-0972
County Contact Person *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!

3.2

Agenda Item No.:
Area Plan: Harvest Valley / Winchester
Zoning District: Hemet – San Jacinto
Supervisory District: Third
Project Planner: Mark Corcoran
Planning Commission: May 20, 2015
Continued From: March 18, 2015

CONDITIONAL USE PERMIT NO. 3702
Environmental Assessment No. 42670
Applicant: AT&T Mobility
Engineer/Representative: Tim Miller


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

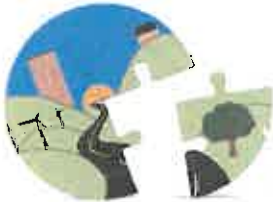
CONDITIONAL USE PERMIT NO. 3702 – LOCATION: Southerly of Highway 79, easterly side of Calvert Avenue, northerly of Stetson Avenue – APN: 465-050-019 – REQUEST: The Conditional Use Permit proposes to remove the existing antennas from an existing 94 foot tall lattice tower and add 12 antennas that are eight (8) feet long to a new 88 foot tall monopole, and to exchange supporting equipment within an existing 316 square foot equipment shelter all within a 355 square foot lease area.

FURTHER PLANNING CONSIDERATIONS:

May 14, 2015

This item was continued from the March 18, 2015 Planning Commission Meeting due to a request from the applicant.

On April 17, 2015 the applicant requested to withdrawal the planning application.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

STANDARD LETTER OF APPLICATION WITHDRAWAL

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): <u>CV 03702</u>	Set I.D. No. <u>CC006528</u>
<input checked="" type="checkbox"/> Check box if all concurrent cases are to be withdrawn.	

APPLICATION INFORMATION

Applicant's Name: AT&T Mobility E-Mail: tmiller@trilliumcos.com

Applicant's Contact Person: Tim Miller with Trillium
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 5912 Bolsa Avenue, Suite 202
Huntington Beach CA ^{Street} 92649
City State ZIP

Daytime Phone No: (714) 364-7233 Fax No: (714) 799-2000

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 4-17-15

(CHECK THE APPROPRIATE BOX)

I Tim Miller hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ verify that I am the applicant of record, but no longer wish to continue as such, and hereby transfer all rights, privileges, and responsibilities to the new applicant, as indicated below, who verifies receipt thereof

NEW Applicant's Name: _____ E-Mail: _____

NEW Applicant's Contact Person: _____

If the applicant is not a person or persons, a contact person and their title is required

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555


"Planning Our Future... Preserving Our Past"

STANDARD LETTER OF APPLICATION WITHDRAWAL

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____



Signature of Existing Applicant

Signature of New Applicant

Corcoran, Mark

From: Tim Miller <tmiller@trilliumcos.com>
Sent: Friday, April 17, 2015 9:14 AM
To: Corcoran, Mark
Subject: RE: Riverside County Planning Case CUP03702 [LAC966] - Withdrawal

Importance: High

Hi Mark.

AT&T would like to withdraw this application and please accept this email as my formal request. If you could send me an invoice with the outstanding balance on the account, I will get the check request processed. If there is anything else you need from me, please let me know.

It's been a long process and I appreciate all your help. I look forward to working with you on future projects.

Sincerely,

Tim Miller

Zoning Manager - Trillium Telecom
5912 Bolsa Ave. Suite 202, Huntington Beach, CA 92649
O: 714.799.2000 ext 314; M: 714.364.7233; F: 714.799.2020

From: Corcoran, Mark [<mailto:MCORCORA@rctlma.org>]
Sent: Thursday, April 16, 2015 5:29 PM
To: Tim Miller
Subject: Riverside County Planning Case CUP03702 [LAC966]

Hi Tim,

Is your team satisfied with the avigation easement COA issue or are they still working on it? If they are satisfied, I can schedule the item for the May 20th PC agenda.

Also, the case has been assessed for \$7,140.00. If no more work needs to be done, and the item does not require multiple hearings, the amount should allow us to complete the process.

Please let me know if you have any questions.


Thank you,

Mark Corcoran
4080 Lemon Street, 12th Floor
Riverside, CA 92501-3634

Phone: 951 955-3025
Fax: 951 955-1811

Agenda Item No.: **3.3**
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Mark Corcoran
Planning Commission: May 20, 2015
Continued From: April 15, 2015

TENTATIVE TRACT MAP NO. 34676
CHANGE OF ZONE NO. 7649
ENVIRONMENTAL ASSESSMENT NO. 41920
Applicant: L&J Ranch Development, LLC
Engineer/Rep: CSL Engineering, INC.


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 34676 proposes a Schedule "A" subdivision of 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460. The project proposes to improve and create new roads to provide access to the 22 newly subdivided lots within a gated community.

TENTATIVE CHANGE OF ZONE NO. 7649 proposes to change the zoning of the project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-11000).

The project site is southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.

FURTHER PLANNING CONSIDERATIONS:

This item was continued from the April 15, 2015 Planning Commission meeting because it was determined that lot 14 exceeds the lot width to depth requirement of Section 3.8.C of Ordinance 460 and an application for an exception to the standard had not been received or reviewed by staff.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): The project site is designated as Community Development: Medium Density Residential (CD: MDR).
2. Surrounding General Plan Land Use (Ex. #5): All surrounding property is designated as Community Development: Medium Density Residential (CD: MDR)
3. Surrounding Zoning (Ex. #2): Northerly: One Family Dwellings, 12,000 Square Foot Minimum (R-1-12000); Easterly: Residential

- Agricultural, Five Acre Minimum (R-A-5); Southerly: One Family Dwellings (R-1) and Residential Agricultural (R-A); Westerly: One Family Dwellings, 18000 Square Foot Minimum (R-1-18000)
4. Proposed Zoning (Ex. #3): One family dwellings, 11,000 Square Foot Minimum (R-1-11000)
5. Existing Land Use (Ex. #1): There is one single family home on the site.
6. Surrounding Land Use (Ex. #1): Northerly and Westerly: Single Family Residential; Easterly and Southerly: Vacant
7. Project Data: Total Acreage: 10.27
8. Environmental Concerns: See attached EA No.41920

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT THE MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 41920 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 TENTATIVE CHANGE OF ZONE NO. 7649 amending the zoning classification for the subject property from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C (lot depth to width ratio) for lot number 14 based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 34676, 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 No. 41920, which is incorporated herein by reference.

1. The proposed project will have approximately two dwelling units per acre which is in conformance with the required building intensity range of the Community Development: Medium Density Residential (CD: MDR) Land Use Designation of two to five dwelling units per acre. In addition, the proposed project will be in conformance with all other elements of the Riverside County General Plan.

2. The proposed Tract Map and Change of Zone from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000) are consistent with the existing General Plan Land Use Designation of Community Development: Medium Residential (CD: MDR) because the building intensity of the proposed project of 2.1 dwelling units acre will conform to the CD: MDR building intensity range of two to five dwelling units per acre, and because the area of each of the proposed lots will be within the CD:MDR allowed lot size range of 5,000 to 20,000 square feet.
3. The project area is surrounded by properties which have the land use designation of Community Development: Medium Density Residential (CD: MDR).
4. The development standards of the proposed One Family Dwelling, 11,000 Square Foot Minimum (R-1-11,000) zone require a minimum lot size of 11,000 square feet. The proposed project will conform to this standard because the smallest proposed lot, Lot 12, is 11,069 square feet.

The development standards of the proposed R-1-11,000 zone require a minimum average lot width of 60 feet. The proposed project will conform to this standard because the smallest average lot width of the proposed project will be 67 feet for Lot 10.

The development standards of the proposed R-1-11,000 zone require a minimum average lot depth of 100 feet. The proposed project will conform to this standard because the smallest average lot depth of the proposed project will be 111.5 feet for Lot 12.

The development standards of the proposed R-1-11,000 zone require that a lot have a minimum lot frontage of 35 feet. The proposed project will conform to this standard because Lot 12 will have the least amount of street frontage within the proposed project with 55 feet of frontage.

The proposed project will conform to the development standards of the proposed R-1-11000 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

5. The project area is surrounded by properties which are zoned One Family Dwellings, 12000 Square Foot Minimum (R-1-12000) to the north, Residential Agricultural, Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south and One Family Dwellings, 180000 Square Foot Minimum (R-1-18000) to the west.
6. Single family homes have been constructed to the north and west of the project site and vacant lots are located to the south and east.
7. The proposed project is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan (MSHCP) and is not required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR).
8. Staff reviewed the proposed map and found that lot 14 will exceed the lot width to depth ratio of 1 to 2.5 listed in Section 3.8.C of Ordinance No. 460. The applicant submitted a request for an exception to Section 3.8.C due to the irregular shape of the proposed project and further stated that lot 14 has a lot width to depth ratio of 1 to 3.2.

9. Section 3.1.C. of Ordinance No. 460 provides, in pertinent part, that exceptions from Ordinance No. 460 requirements relating to design of the land division shall be granted only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.
10. The proposed project is irregularly shaped due to the inconsistent north-to-south width of the project site. Additionally, the topography along the southeastern boundary of the project site, which will include a Home Owner's Association Easement for slope maintenance and drainage, impacted the shape and size of the proposed lots. Modifying the width to depth ratio for one lot, lot 14, will not result in any impacts to vehicular circulation or access for emergency vehicles. Therefore, the modification to the lot width to depth ratio for lot 14 will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. All other aspects of the project comply with the requirements for a Schedule "A" subdivision as well as all other provisions of Ordinance No. 460.
11. In response to public comments received, the applicant will install a tubular steel fence along the western and northern project boundaries and a six foot tall decorative block wall along the western road right-of-way of Street A. The tubular steel fence and decorative block wall will serve to shield the current adjacent residences from the potential noise and vehicle headlight glare broadcast from Street A.
12. The proposed subdivision is not located within a High Fire Area or State Responsibility Area.
13. Environmental Assessment No. 41920 identified the following potentially significant impacts:
 - a) Biological Resources
 - b) Cultural Resources
 - c) Hydrology / Water Quality

These listed impacts will be fully mitigated to less than significant by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other potentially significant impacts were identified.

CONCLUSIONS:

1. The proposed project is consistent with the proposed One Family Dwelling, 11000 Square Foot Minimum (R-1-11000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
2. The public's health, safety, and general welfare are protected through project design.
3. Permitting an exception from Section 3.8.C of Ordinance 460 for lot 14 will not be detrimental to the public health, safety, or welfare and it would not be damaging to the other property in the vicinity. In all other aspects 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.
4. The proposed project is conditionally 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. The proposed project will not have a significant effect on the environment.

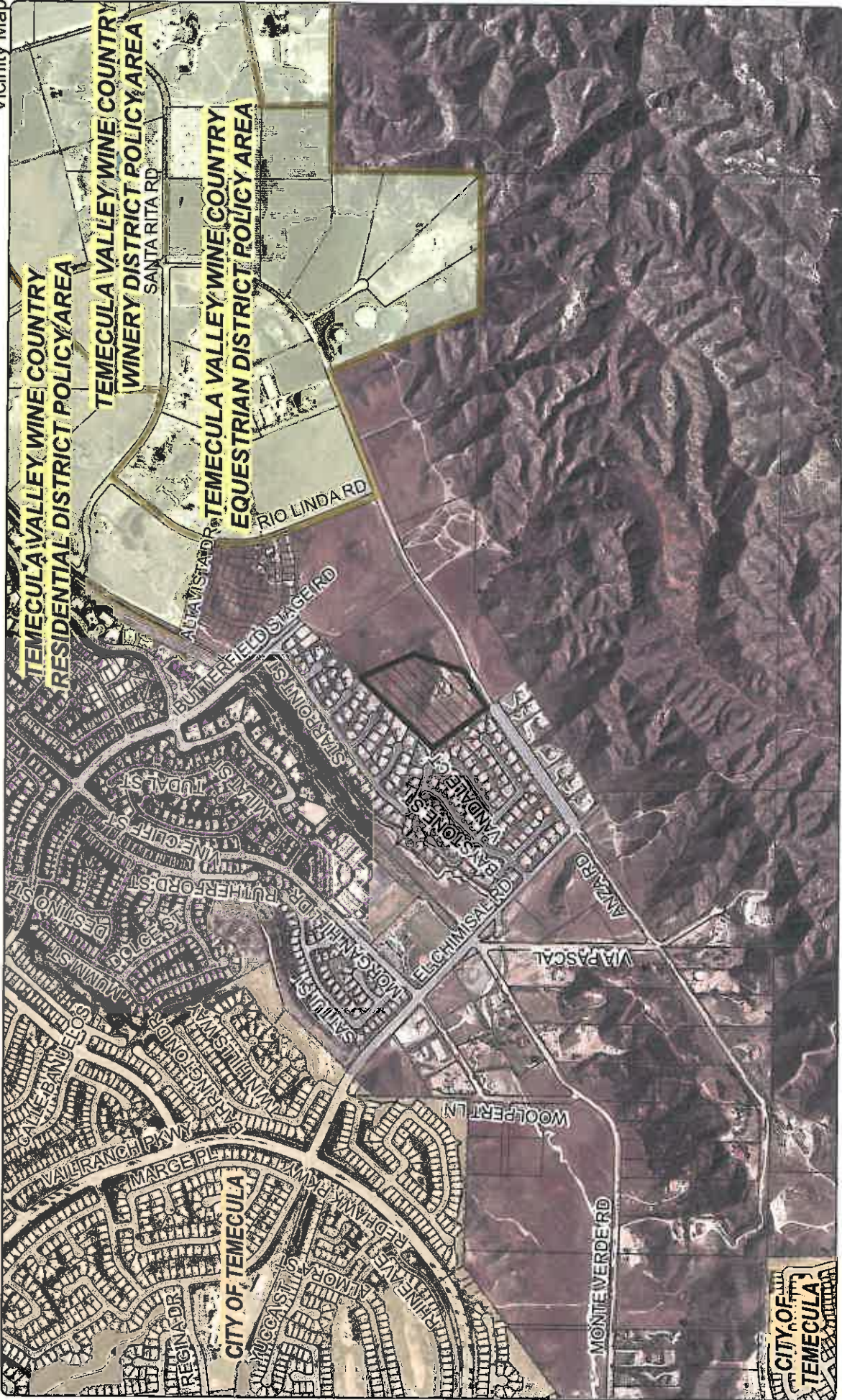
INFORMATIONAL ITEMS:

1. As of this writing, three letters opposing the project have been received. One of the letters included an attachment with the signatures of 79 individuals.
2. The project site is not located within:
 - a. County Service Area;
 - b. Sphere of Influence;
 - c. Liquefaction Area;
 - d. A dam inundation area;
 - e. Airport Influence Area;
 - f. A 100 year flood zone; or,
 - g. A Recreation & Park District.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
4. The subject site is currently designated as Assessor's Parcel Number: 966-380-005.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07649 TR34676
VICINITY/POLICY AREAS

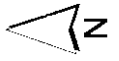
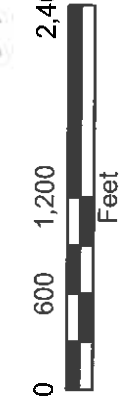
Supervisor Washington
 District 3

Date Drawn: 03/27/2015
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a Best General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided on the existing zoning map. After January 1, 2004, the County will continue to provide zoning information on the Internet at www.riversidecounty.org. Please consult the Riverside County Planning Department at (951) 953-4277 (Riverside County) or Website <http://www.riversidecounty.org>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07649 TR34676

Supervisor Washington
District 3

Date Drawn: 03/27/2015

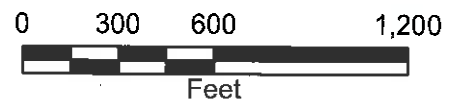
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

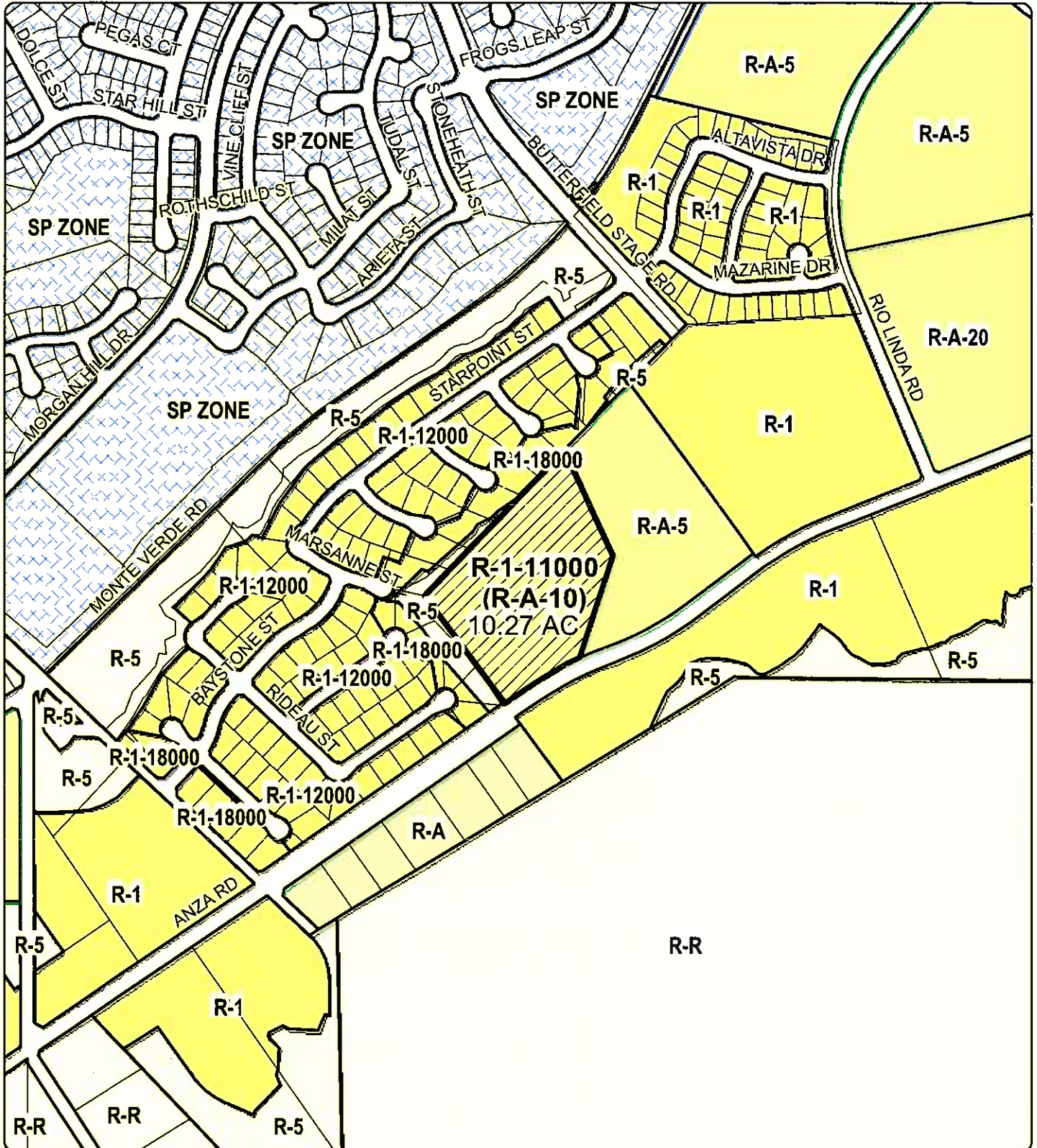
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07649 TR34676

PROPOSED ZONING

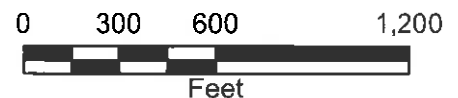
Supervisor Washington
District 3

Date Drawn: 03/27/2015
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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.rcfims.org>

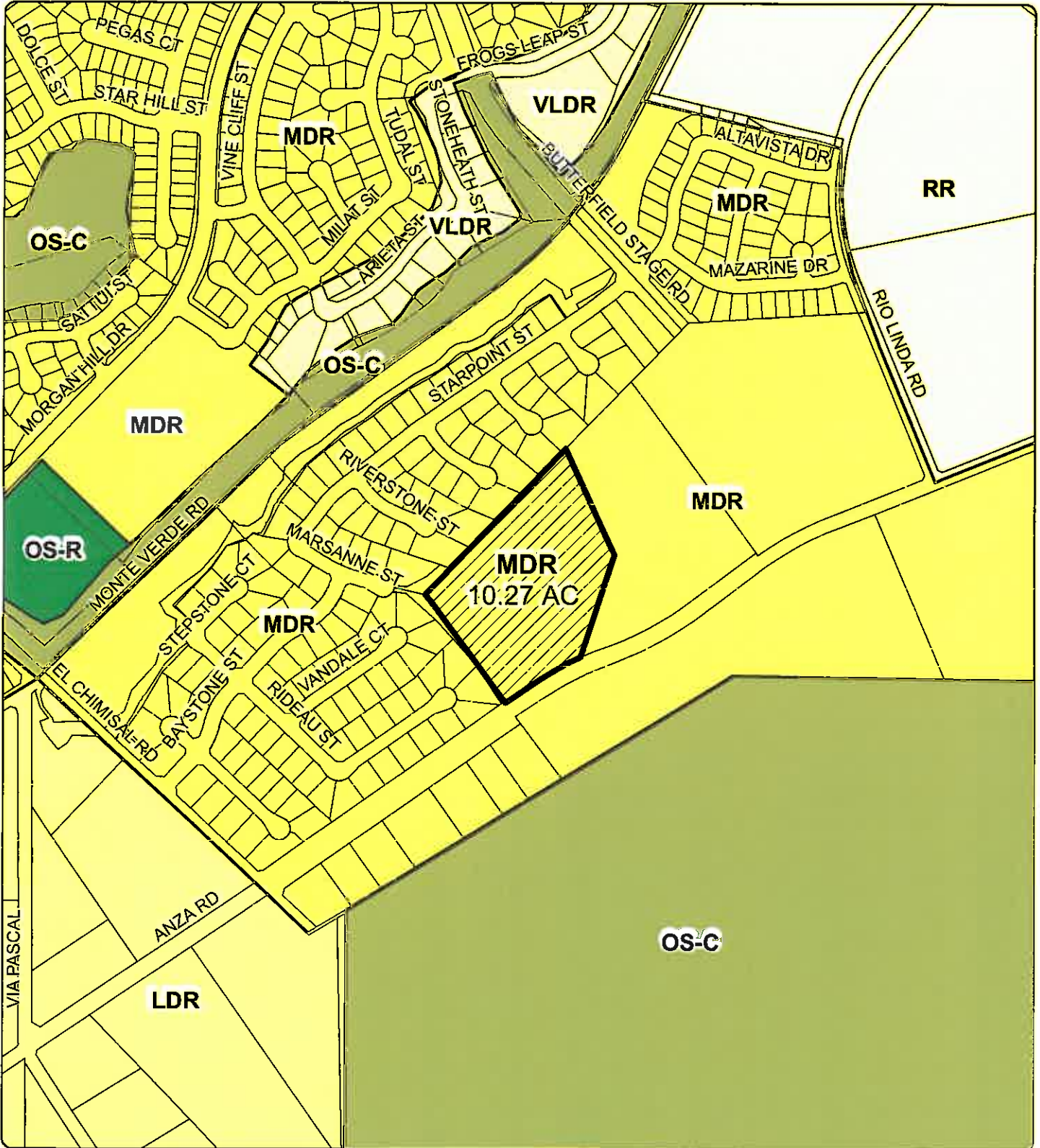
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07649 TR34676

EXISTING GENERAL PLAN

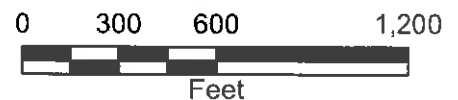
Supervisor Washington
District 3

Date Drawn: 03/27/2015
Exhibit 5

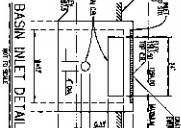
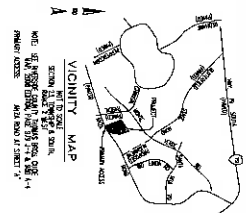


Zoning Area: Rancho California

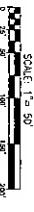
Author: Vinnie Nguyen



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.rcplma.org>

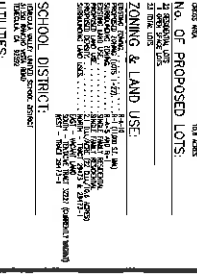
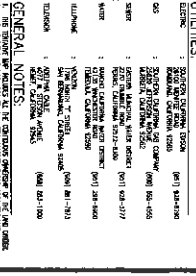
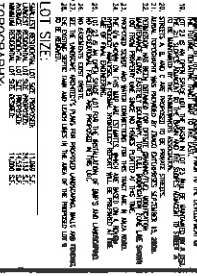
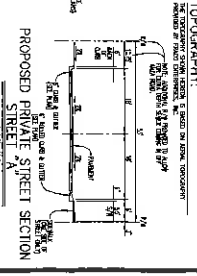
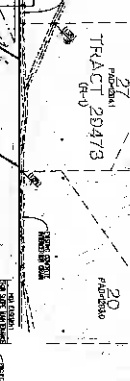
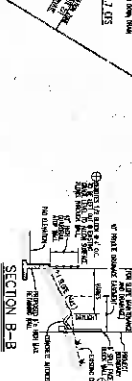
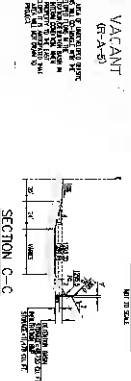
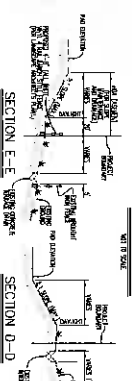
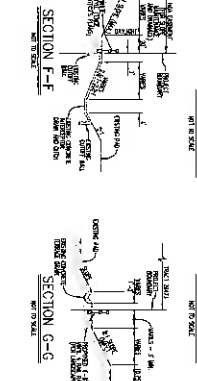
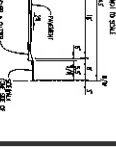
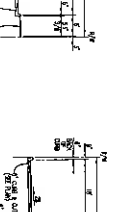
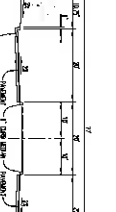
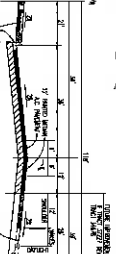
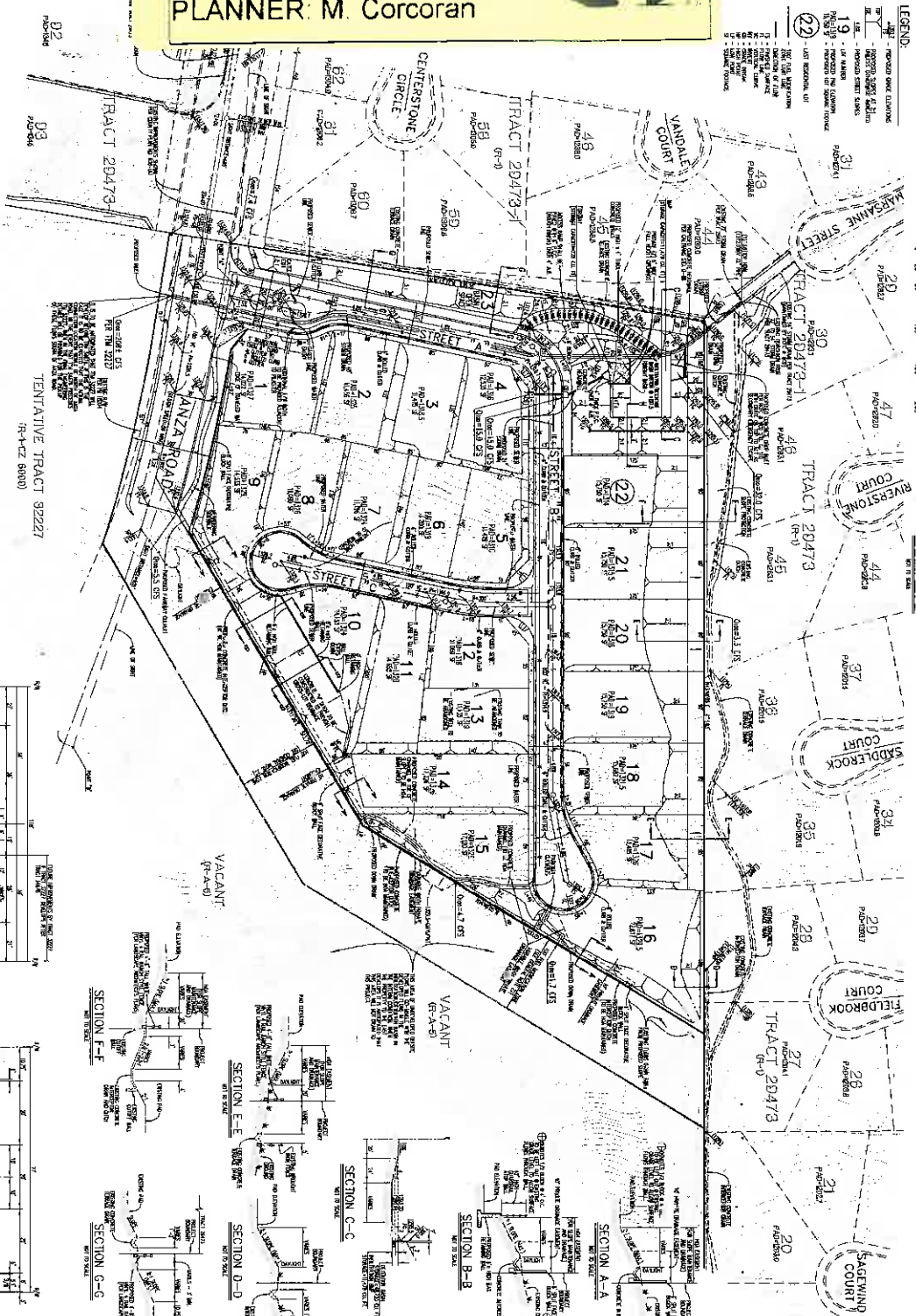


UNINCORPORATED AREA OF RIVERSIDE COUNTY
TENTATIVE TRACT
MAP NO. 34676
 (AMENDED MAP NO. 1)
SCHEDULE "A" SUBDIVISION
 PREPARED DECEMBER 2013



LOT SUMMARY TABLE 4

LOT	AREA	USABLE AREA	FRONTING LOT WIDTH
1	1,178.52	1,178.52	50
2	1,178.52	1,178.52	50
3	1,178.52	1,178.52	50
4	1,178.52	1,178.52	50
5	1,178.52	1,178.52	50
6	1,178.52	1,178.52	50
7	1,178.52	1,178.52	50
8	1,178.52	1,178.52	50
9	1,178.52	1,178.52	50
10	1,178.52	1,178.52	50
11	1,178.52	1,178.52	50
12	1,178.52	1,178.52	50
13	1,178.52	1,178.52	50
14	1,178.52	1,178.52	50
15	1,178.52	1,178.52	50
16	1,178.52	1,178.52	50
17	1,178.52	1,178.52	50
18	1,178.52	1,178.52	50
19	1,178.52	1,178.52	50
20	1,178.52	1,178.52	50
21	1,178.52	1,178.52	50
22	1,178.52	1,178.52	50
23	1,178.52	1,178.52	50
24	1,178.52	1,178.52	50
25	1,178.52	1,178.52	50
26	1,178.52	1,178.52	50
27	1,178.52	1,178.52	50
28	1,178.52	1,178.52	50
29	1,178.52	1,178.52	50
30	1,178.52	1,178.52	50
31	1,178.52	1,178.52	50
32	1,178.52	1,178.52	50
33	1,178.52	1,178.52	50
34	1,178.52	1,178.52	50
35	1,178.52	1,178.52	50
36	1,178.52	1,178.52	50
37	1,178.52	1,178.52	50
38	1,178.52	1,178.52	50
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40	1,178.52	1,178.52	50
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47	1,178.52	1,178.52	50
48	1,178.52	1,178.52	50
49	1,178.52	1,178.52	50
50	1,178.52	1,178.52	50
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56	1,178.52	1,178.52	50
57	1,178.52	1,178.52	50
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69	1,178.52	1,178.52	50
70	1,178.52	1,178.52	50
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72	1,178.52	1,178.52	50
73	1,178.52	1,178.52	50
74	1,178.52	1,178.52	50
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77	1,178.52	1,178.52	50
78	1,178.52	1,178.52	50
79	1,178.52	1,178.52	50
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81	1,178.52	1,178.52	50
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83	1,178.52	1,178.52	50
84	1,178.52	1,178.52	50
85	1,178.52	1,178.52	50
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88	1,178.52	1,178.52	50
89	1,178.52	1,178.52	50
90	1,178.52	1,178.52	50
91	1,178.52	1,178.52	50
92	1,178.52	1,178.52	50
93	1,178.52	1,178.52	50
94	1,178.52	1,178.52	50
95	1,178.52	1,178.52	50
96	1,178.52	1,178.52	50
97	1,178.52	1,178.52	50
98	1,178.52	1,178.52	50
99	1,178.52	1,178.52	50
100	1,178.52	1,178.52	50



GENERAL NOTES:

1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF RIVERSIDE AND THE STATE OF CALIFORNIA.
2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
3. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
4. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND REQUIREMENTS.
5. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE UTILITIES REGULATIONS AND REQUIREMENTS.
6. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE FLOOD CONTROL REGULATIONS AND REQUIREMENTS.
7. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE SEWERAGE REGULATIONS AND REQUIREMENTS.
8. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE WATER SUPPLY REGULATIONS AND REQUIREMENTS.
9. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE AIR QUALITY REGULATIONS AND REQUIREMENTS.
10. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE SOIL CONSERVATION REGULATIONS AND REQUIREMENTS.
11. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAND USE REGULATIONS AND REQUIREMENTS.
12. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE HISTORIC PRESERVATION REGULATIONS AND REQUIREMENTS.
13. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE CULTURAL RESOURCE REGULATIONS AND REQUIREMENTS.
14. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE PALEONTOLOGICAL REGULATIONS AND REQUIREMENTS.
15. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ARCHAEOLOGICAL REGULATIONS AND REQUIREMENTS.
16. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE GEOLOGICAL REGULATIONS AND REQUIREMENTS.
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20. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE TRANSPORTATION REGULATIONS AND REQUIREMENTS.
21. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE INFRASTRUCTURE REGULATIONS AND REQUIREMENTS.
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40. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE PUBLIC WORKS REGULATIONS AND REQUIREMENTS.

APPLICANT / LAND OWNER: L & J Ranch Development, LLC

PREPARED BY: CSL ENGINEERING, INC.

PROJECT NO.: 13-0001

DATE: 12-2013

PROJECT NAME: TENTATIVE TRACT NO. 34676 (AMENDED MAP NO. 1) SCHEDULE "A" (DECEMBER 2013)

SCALE: 1" = 50'

DATE: 12-2013

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

PROJECT NO.: 13-0001

DATE: 12-2013

PROJECT NAME: TENTATIVE TRACT NO. 34676 (AMENDED MAP NO. 1) SCHEDULE "A" (DECEMBER 2013)

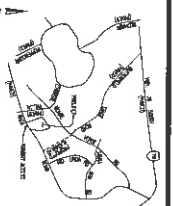
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DATE: 12-2013

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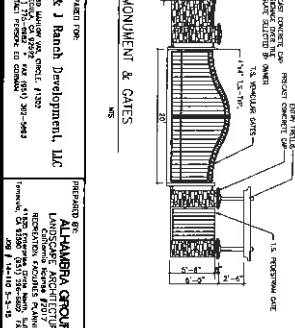
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VICINITY MAP
 STATE ROUTE 52
 ANZA ROAD
 STATE ROUTE 94
 STATE ROUTE 78
 STATE ROUTE 67
 STATE ROUTE 56
 STATE ROUTE 45
 STATE ROUTE 34
 STATE ROUTE 23
 STATE ROUTE 12

PROJECT INFORMATION
 PREPARED BY:
 PREPARED FOR:
 PROJECT NO. 2023-001

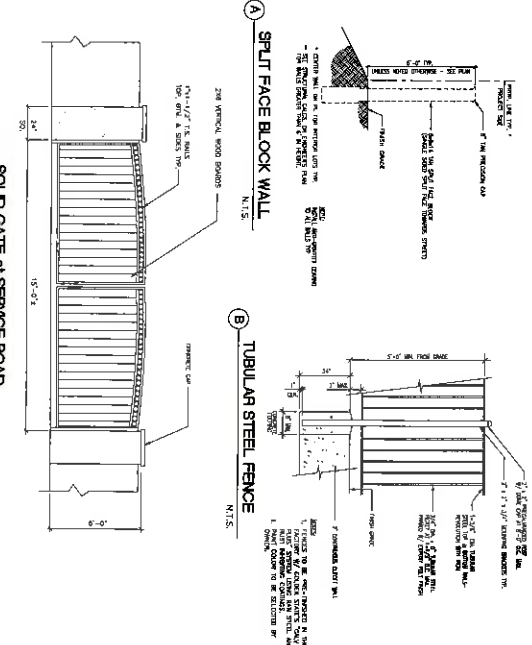
UNINCORPORATED AREA OF RIVERSIDE COUNTY
TENTATIVE TRACT
MAP NO. 34676
(AMENDED MAP NO. 1)
SCHEDULE "A" SUBDIVISION
COMPREHENSIVE LANDSCAPE, WALL & FENCE PLAN



- NOTES**
1. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE SPECIFICATIONS.
 2. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE SPECIFICATIONS.
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 19. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE SPECIFICATIONS.
 20. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE SPECIFICATIONS.
 21. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE SPECIFICATIONS.
 22. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE SPECIFICATIONS.

PLANTING LEGEND

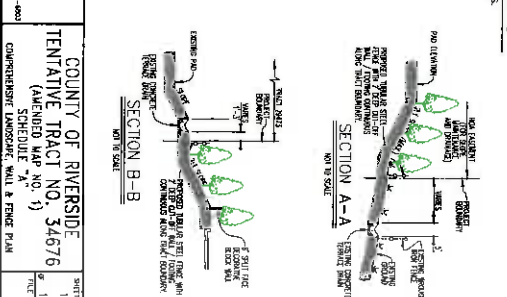
SYMBOL	PLANT NAME	PLANT SIZE	PLANT TYPE
(Symbol)	12" PALM TREE	12"	Tree
(Symbol)	6" PALM TREE	6"	Tree
(Symbol)	4" PALM TREE	4"	Tree
(Symbol)	2" PALM TREE	2"	Tree
(Symbol)	1" PALM TREE	1"	Tree
(Symbol)	12" PALM TREE	12"	Tree
(Symbol)	6" PALM TREE	6"	Tree
(Symbol)	4" PALM TREE	4"	Tree
(Symbol)	2" PALM TREE	2"	Tree
(Symbol)	1" PALM TREE	1"	Tree
(Symbol)	12" PALM TREE	12"	Tree
(Symbol)	6" PALM TREE	6"	Tree
(Symbol)	4" PALM TREE	4"	Tree
(Symbol)	2" PALM TREE	2"	Tree
(Symbol)	1" PALM TREE	1"	Tree
(Symbol)	12" PALM TREE	12"	Tree
(Symbol)	6" PALM TREE	6"	Tree
(Symbol)	4" PALM TREE	4"	Tree
(Symbol)	2" PALM TREE	2"	Tree
(Symbol)	1" PALM TREE	1"	Tree
(Symbol)	12" PALM TREE	12"	Tree
(Symbol)	6" PALM TREE	6"	Tree
(Symbol)	4" PALM TREE	4"	Tree
(Symbol)	2" PALM TREE	2"	Tree
(Symbol)	1" PALM TREE	1"	Tree



WALL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	SPLIT FACE DECORATIVE BLOCK WALL AND GATE SEE DETAIL 'A' ON THIS SHEET
(Symbol)	WHOLESALE FENCE SEE DETAIL 'B' ON THIS SHEET

SCHOOL DISTRICT:
UTILITIES:
OWNER:
PREPARED BY:
PREPARED FOR:
PROJECT NO.:
DATE:
SCALE:
NO. OF PROPOSED LOTS:
ZONING & LAND USE:
APPLICANT/LAND OWNER:
PREPARED BY:
PREPARED FOR:
PROJECT NO.:
DATE:
SCALE:
NO. OF PROPOSED LOTS:
ZONING & LAND USE:



APPENDICES:
SCALE:
PROJECT NO.:
OWNER:
PREPARED BY:
PREPARED FOR:
PROJECT NO.:
DATE:
SCALE:
NO. OF PROPOSED LOTS:
ZONING & LAND USE:
APPLICANT/LAND OWNER:
PREPARED BY:
PREPARED FOR:
PROJECT NO.:
DATE:
SCALE:
NO. OF PROPOSED LOTS:
ZONING & LAND USE:

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41920
Project Case Type (s) and Number(s): Tract Map Subdivision TR34676, Zone Change CZ07649
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Mark Corcoran, Project Planner
Telephone Number: (951) 955-3025
Applicant's Name: L&J Ranch Development
Applicant's Address: 43980 Mahlon Vail Circle, Unit 1302, Temecula, CA 92592
Engineer's Name: Markham Development Management Group, Inc (C/O Sherrie Munroe)
Engineer's Address: 41635 Enterprise Circle, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

The proposed project includes a request to subdivide a 10.27 acre lot into 22 individual lots for single family residential development and change the existing zone of Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwelling, 11,000 Square Foot Minimum (R-1-11000). The project area is located in an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan. The project site is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road and may be identified with Riverside County Assessor's Parcel Number (APN) 966-380-005.

The proposed project is not located within a city, city's sphere of influence or Specific Plan. The project is not located within a flood zone so the project is not subject to overflow, inundation, or flood hazards. Each of the 22 proposed residencies will receive water from the Rancho California Water District, wastewater service from the Eastern Municipal Water District, electricity from Southern California Edison, natural gas from the Southern California Gas Company, and telecommunications service from Verizon and Adelphia Cable.

There is an existing three bedroom, 2,272 square foot single family home located on the project site that was built in 2001. The existing building will be removed prior to any grading of the project site.

Anza Road provides access to the project site and the proposed project will include the creation of three roads to provide direct access to each of the 22 lots. Each residential lot will have a private driveway.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 10.27 gross acres

Residential Acres:	7.4	Lots: 22	Units: 22	Projected No. of Residents:	70
Commercial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:	
Industrial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:	
Other:	2.87	Lots: 1			

D. Assessor's Parcel No(s): 966-380-005

- E. **Street References:** Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.
- F. **Section, Township & Range Description or reference/attach a Legal Description:** Township 8 South, Range 2 West, Section 23
- G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of 10.27 acres of rural land. The land is at an elevation ranging from 1,292 to 1,368 feet above sea level.

The surrounding area is a mixture of large single family residential lots and vacant land uses. There are existing single family homes north, west, and southwest of the proposed project site and vacant land east and southeast.

I. **APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

A. **General Plan Elements/Policies:**

1. **Land Use:** The General Plan Designation is Community Development: Medium Density Residential (CD: MDR). The proposed project is consistent with the CD: MDR land use designation (2 - 5 dwelling units per acre) 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:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets 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 meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Southwest

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

D. **Land Use Designation(s):** Medium Density Residential (MDR)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Southwest Area
- 2. **Foundation Component(s):** Community Development (CD) to the north, east, south, and west.
- 3. **Land Use Designation(s):** Medium Density Residential (MDR) to the north, east, south, and west.
- 4. **Overlay(s), if any:** Not Applicable

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: Residential Agricultural – 10 acre minimum lot size (R-A-10)

J. Proposed Zoning, if any: One family dwelling (R-1)

K. Adjacent and Surrounding Zoning: One Family Dwellings – 12,000 Square Foot Minimum to the north, Residential Agricultural – Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south, and One Family Dwellings – 18,000 Minimum 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.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> 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.

Signature

Date

Mark Corcoran

Printed Name

For Steve Weiss, AICP, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

- a) The project site is located approximately five miles north of State Highway 79, a County Eligible Scenic Highway, and is not located within, or adjacent to, any state eligible scenic highway corridor. No impact will occur.
- b) The project site is located in an unincorporated area of Riverside County and it is currently developed as a residential home site. There are no trees, rock outcroppings or unique landmark features on the project site and the land uses surrounding the project site to the north, west, and south west include occupied residential lots. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site is located 13.72 miles northwest of the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) 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 to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, any impact will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project proposes to subdivide a 10.27 acre lot into 22 individual lots for residential land uses and one lot that will remain open space. The new structures will create a new source of light and glare due to the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) The project proposes to subdivide a 10.27 acre lot into 22 individual residential lots and one open space lot. Future development on the proposed lots will comply with County Ordinance No. 655 regarding lighting on residential properties. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 1 of 3

Findings of Fact:

a) The proposed project site is not identified as prime farmland, unique farmland, or farmland of statewide importance. No impact will occur.

b, c) The proposed project site and surrounding land is not currently zoned for agricultural use and no agricultural use is occurring on the project site or on any land surrounding the project site. In addition, the proposed project site is not currently under a Williamson Act contract and it is not located within a Riverside County Agricultural Preserve. No impact will occur.

d) The proposed project site and all surrounding land is currently zoned for residential use and no agricultural activity occurs on the project site or on any of the land surrounding the proposed project site. The effect of the proposed project on any farmland or agricultural activity will be less than significant.

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, 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 County has no designation of forest land, timberland, or timberland zoned areas. Therefore, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Air Quality and Greenhouse Gas Analysis for Tentative Tract Map 34676, prepared by Roma Environmental, October 17, 2014

Findings of Fact:

a) Project construction-source emissions and operational-sourced emissions would not exceed applicable regional thresholds of significant established by the South Coast Air Quality Management District (SCAQMD). The proposed project will comply with all applicable SCAQMD construction-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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source emission reduction rules and guidelines and the project operational-source emissions would not result in or cause a significant localized air quality impact. Project construction source emissions would not cause or substantively contribute to a violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Additionally, project related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO 'hotspots'). Any impact would be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was used to estimate emissions from the proposed construction activities related to the 22 single family homes. The estimates of the emissions modeling are included in **Table 1** below. Any impact would be less than significant.

**Table 1
Construction-Related Regional Criteria Pollutant Emissions¹**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition						
On-Site ²	4.51	48.36	36.07	0.04	2.70	2.32
Off-Site ³	0.08	0.42	1.15	0.00	0.20	0.06
Subtotal	4.59	48.78	37.23	0.04	2.89	2.38
Grading						
On-Site ²	6.78	79.05	50.84	0.06	6.30	4.80
Off-Site ³	0.09	0.10	1.26	0.00	0.23	0.06
Subtotal	6.86	79.15	52.10	0.06	6.52	4.87
Building Construction						
On-Site ²	3.66	30.03	18.74	0.03	2.12	1.99
Off-Site ³	0.50	2.72	6.53	0.01	0.95	0.29
Subtotal	4.16	32.75	25.27	0.04	3.06	2.28
Paving						
On-Site ²	2.38	22.39	14.82	0.02	1.26	1.16
Off-Site ³	0.06	0.07	0.85	0.00	0.17	0.05
Subtotal	2.44	22.45	15.67	0.02	1.43	1.21
Architectural Coating						
On-Site ²	12.76	2.37	1.88	0.00	0.20	0.20
Off-Site ³	0.05	0.06	0.74	0.00	0.15	0.04
Subtotal	12.81	2.43	2.62	0.00	0.34	0.24
Total of Overlapping Phases⁴	19.40	57.63	43.56	0.07	4.84	3.72
SCAQMD Thresholds	75	100	550	150	150	55

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Exceeds Thresholds?	No	No	No	No	No	No
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¹ Source: CalEEMod Version 2013.2.2

² On-site emissions from equipment operated on-site that is not operated on public roads.

³ Off-site emissions from equipment operated on public roads.

⁴ Construction phase, paving phase may overlap.

d) 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 long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

e) The surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors and there is not an existing substantial point source emitter located within one mile of the project site. Any impact would be less than significant.

f) The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors.

Diesel exhaust and VOCs would be emitted during the construction of the project which would be objectionable to some; however, emissions would disperse rapidly from the project site. Other potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Overall, the objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being used, no significant impact related to odors would occur during the construction of the proposed project.

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Habitat Assessment prepared by Brian F. Smith dated June 18, 2007, Multiple Species Habitat Conservation Consistency Analysis prepared by Principe and Associates dated April 1, 2014 and Nesting Season Survey for Burrowing Owl by Principe and Associates dated April 1, 2014

Findings of Fact:

a) The proposed project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan area so the project site is not subject to the Habitat Evaluation and Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. The project site is not within any other local, regional, or state conservation plan area. No impact will occur.

b - c) While the proposed project site is currently disturbed and no vegetation exists on the site to maintain a suitable habitat for any endangered, threatened, or special status species, as a standard condition of approval, the proposed project will be required to pay MSHCP and Stephens Kangaroo Rat (SKR) mitigation fees. In addition, Mitigation Measure **BIO-1** will require a burrowing owl survey and mitigation measure **BIO-2** will require a migratory bird survey to be conducted before construction. Following the implementation of Mitigation Measures **BIO-1** and **BIO-2** any impact will be less than significant.

d) The proposed project site does not provide a wildlife movement corridor for migrations, foraging movements of for finding a mate through this portion of Rancho California. The project site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another nor does it contain suitable cover, food or water to support species and facilitate movement within a corridor. However, the project site does contain suitable nesting bird habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowing it to be subject to the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) codes. Mitigation measure **BIO-2** will insure compliance with both the MBTA and the applicable codes of the CDFW and will allow any impact to be less than significant.

e - f) No state or federal jurisdictional areas are present onsite and no MSHCP riparian/riverine or vernal pool habitats are present at the proposed project site. No impact will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation:

BIO-1 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. (COA 60.EPD 1)

BIO-2 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 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. (COA 60.EPD 2)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *An Archeological Survey for the L&J Ranch Development Project* prepared by Brian F. Smith and Associates on March 31, 2014, Project review by County Archeologist

Findings of Fact:

a) An archaeological survey of the project site published on March 31, 2014 determined that there are no cultural resources at the site. In addition, the project site is not in a Historic Preservation District and it does not contain a recognized historic structure. No impacts will occur.

b) There are no historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5 on the proposed project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *An Archeological Survey for the L&J Ranch Development Project* prepared by Brian F. Smith and Associates on March 31, 2014, Project review by County Archeologist

Findings of Fact:

a,b) An archaeological survey of the project site published on March 31, 2014 determined that the site does not contain any significant archaeological resources according to CEQA criteria. The survey also states that no further archeological investigations or monitoring of the project site are necessary. However, due to the possibility that previously unidentified sub-surface archeological resources may be present at the site, the implementation of Mitigation Measures **CUL-1**, **CUL-2** and **CUL-3** will ensure that any impact would be less than significant.

c) An archeological survey of the project site published on March 31, 2014 determined that the proposed project site does not contain any significant archeological resources however, if human

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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remains are discovered during ground-disturbing activities, standard condition of approval 10.PLANNING 1 and California state law will allow any impact to be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impact will occur.

Mitigation:

CUL-1 If during ground disturbance activities, unique 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. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 after consultation with the Native American tribal representative and the archaeologist, a decision shall be made; with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10. PLANNING 2)

CUL-2 Due to ground surface visibility of only 50% at the time of the cultural resources survey and the possibility of previously unidentified cultural resources being present within the project boundaries and at the request of the Pechanga Band of Mission Indians, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning Department to ensure compliance with this condition of approval. (COA 60.PLANNING 31

CUL-3

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with the Pechanga Tribe to provide Native American Monitoring services. These services shall include development of a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries. (COA 60.PLANNING 32)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, Planning Department (Project Archaeologist)

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"; Project review by County Geologist

Findings of Fact:

a) The Riverside County General Plan Open Space Element identifies project site as being within an area that has a high potential of containing paleontological resources. Due to this identification, Mitigation Measures **CUL-4** and **CUL-5** will require the development team to retain a qualified paleontologist for consultation during all ground-disturbing activities. The qualified paleontologist shall have the ability to monitor and stop any ground disturbing activities should paleontological resources be uncovered. In addition, mitigation measure **CUL-5** and **CUL-6** will require that a report of all encountered paleontological resources be completed by the retained qualified paleontologist and submitted to the County for review and approval. Finally, Mitigation Measure **CUL-7** will ensure that any uncovered paleontological resources are properly archived and preserved. Following the implementation of Mitigation Measures **CUL-4**, **CUL-5**, **CUL-6**, and **CUL-7** any impact will be less than significant.

Mitigation:

CUL-4

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. (COA 60.PLANNING 6)

CUL-5

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- a. Description of the proposed site and planned grading operations.
- b. Description of the level of monitoring required for all earth-moving activities in the project area.
- c. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- d. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- e. 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.
- f. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- g. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h. Procedures and protocol for collecting and processing of samples and specimens.

i. Fossil identification and curation procedures to be employed.

j. 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.

k. All pertinent exhibits, maps and references.

l. Procedures for reporting of findings.

m. 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. (COA 60.PLANNING.29)

CUL-6

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)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CUL-7 All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement, shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories and therefore would be professionally curated and made available to other archaeologists/researchers for further study. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. (70.PLANNING.3)

Monitoring: Department of Building and Safety Grading Division, Planning Department (Project Paleontologist)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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 minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Any impact would be 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 the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

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
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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*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014, identifies that there is a very low probability for liquefaction to occur at the project site due to an absence of shallow groundwater and the density of soils at depth. The future development will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Any impact would be less than significant.

Mitigation: No mitigation measures are 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); *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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. Any impact from seismic ground shaking would be less than significant.

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
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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: Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The preliminary Geotechnical Investigation performed for the proposed project determined that there is a very low potential of lateral spreading to occur at the project site. In the addition, the project site is not located within and area that is susceptible to landslide or rockfall hazards. Any impact would be less than significant.

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: Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Any impact would be less than significant.

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: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"; Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

a) The project site is not located near any 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Any impact would be less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geotechnical Investigation indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

c) The proposed project will receive wastewater service through an existing sewer line located in Anza Road. No impact will occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

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. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

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
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

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 CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; *Air Quality and Greenhouse Gas Analysis*, prepared by Roma Environmental on October 17, 2014

Findings of Fact:

a) The County of Riverside has not yet adopted a Climate Action Plan (CAP) for unincorporated areas in the County. One is proposed to be adopted with a General Plan update currently in process. The proposed CAP, and an interim Standard Operating Procedure allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. GHG emissions for the project were quantified utilizing the California Emissions Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. The proposed SCAQMD screening threshold is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and commercial projects. The proposed project will emit 478.58 MTCO₂E per year. GHG emissions associated with the proposed project will not exceed the 3,000 MTCO₂E threshold; therefore, impacts will be less than significant

In addition, a Greenhouse Gas Analysis was done for the proposed project on October 17, 2014. A screening threshold of 900 MTCO₂E per year, set by the California Air Pollution Officers Association (CAPCOA) for residential land use was applied, which is a widely accepted screening threshold by the County of Riverside. The project will result in approximately 436.28 MTCO₂E per year, which does not exceed the CAPCOA threshold. Impacts will be less than significant.

b) Because the project will not exceed the screen threshold proposed by SCAQMD, the project will not conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: *EDR Radius Map Report with GeoCheck* prepared by Environmental Data Resources Inc. on October 29, 2014; *Phase I All Appropriate Inquiries Environmental Site Assessment* prepared by Lord Environmental Services on November 5, 2014

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Any impact associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not 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 because residential uses do not engage in activities with risk of upset. Any impact will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impact will occur.

d) While the proposed project will be located within one quarter mile of Tony Tobin Elementary School, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Any impact would be less than significant.

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. No impact will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Southwest Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the French Valley Airport, located approximately eight miles to the northwest. According to the Area Plan, the proposed project is located outside of the airport influence policy area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project could not result in an inconsistency with an Airport Master Plan. No impact would occur.

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. No impact would occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area. No impact would occur.

d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area. No impact would occur.

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, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is not located in an area designated as high for wildfire susceptibility. The proposed project 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure is exists on site to address fire suppression needs. There will also be a minimal increase in the population based on the proposed map, and existing circulation is adequate to address circulation needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Any impact would be 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; *Preliminary Geotechnical Investigation* prepared by La Cresta Geotechnical Inc. on January 3, 2014; *Preliminary Hydrology and Hydrograph Calculations for Tentative Tract 34676, Amended Map No. 1* prepared by CSL Engineering on December 26, 2013; *Preliminary Water Quality Management Plan* prepared by CSL Engineering, October, 2014

Findings of Fact:

a) The proposed project site currently receives off-site flows from the south side of Anza Road which are then conveyed into an off-site, Riverside County Flood Control District (RCFCD) maintained, storm drain located at the project's northwestern border. The proposed project includes the construction of a detention basin and concrete drop inlet that will be capable of collecting and directing on-site and off-site surface flows to the existing offsite RCFCD facility.

To ensure that the proposed detention basin and concrete drop inlet are designed to adequately direct surface flows and avoid substantial on or off-site erosion or siltation effects, Mitigation Measures **HYD-1** and **HYD-2** require the applicant to submit a final design of the improvements to the County for review and approval prior to final map approval or the issuance of a grading permit.

There is no water course through or adjacent to the project site so following the implementation of mitigation measures **HYD-1** and **HYD-2** any impact would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Compliance with the National Pollutant Discharge Elimination System (NPDES) required as a standard condition, COA 10.BS GRADE.6, will ensure that the project will not violate any water quality standards or waste discharge requirements and allow any impact to be less than significant.

c) The proposed project will not draw upon groundwater reserves or interfere with groundwater recharge. No impact would occur.

d) The proposed project will collect storm water flows in a detention basin located in the northwest corner of the project site. Following infiltration flows will be directed to an existing off-site storm water facility located at the northwest corner of the project site. Implementation of Mitigation Measures **HYD-1** and **HYD-2** will ensure that the on-site storm drain and detention basin designed to Riverside County specifications and that any impact will be less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

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. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP required by standard condition COA 60.BS GRADE.1 addresses post-development water quality impacts from new development and re-development projects. Any impact would be less than significant.

h) The proposed project will include the construction of a detention basin and concrete drop inlet that will be capable of collecting on-site flows and directing excess flows to an existing, off-site stormwater facility located at the northwest corner of the project site. Implementation of mitigation measures **HYD-1** and **HYD-2** and the implementation of Best Management Practices (BMPs) for the construction of the water quality treatment basin and the operation of the project will ensure that any impact will be less than significant.

Mitigation:

HYD-1 Tract 34676, amendment number 3 received on December 22, 2014, is a proposal to subdivide 10.27-acres into 22 residential lots in the Redhawk/Temecula area. The project is located due north of the Anza Road/ Street "A" intersection and is also located upstream of existing development, Tract Map 29743. The Project receives offsite flows from the south side of Anza Road, about 208 cfs, that was quantified from approved Tract Map 32227. This project proposes to pick up these flows through a 48 inch storm drain, south of Anza Road and convey into the District maintained Temecula Creek-Marsanne Street Storm Drain, project number 7-0057. This storm drain is aligned underneath the project's proposed basin. Great care will be required during the final engineering phase to avoid "piping" seepage along the storm drain from the basin. Insufficient details are shown on the exhibit to collect the 208 cfs, therefore some residential lots maybe lost during the final design phase if right of way south of Anza Road cannot be obtained. The upstream connection may be adjusted during the final design phase. Furthermore, the exhibit does not provide details allowing for the road to be protected from the 100-year storm event. The project proposes a basin located at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the western corner of tract to act as an infiltration BMP and to mitigate for Hydromodification according to the Preliminary WQMP dated December 15, 2014. The WQMP proposes a catch basin and storm drain system to collect flows along Anza Road and be conveyed to the basin. The downstream storm drain facilities were designed assuming that Tract 34676 was undeveloped. Therefore, this project will mitigate for increased runoff. A preliminary hydraulic study, dated October 13, 2014, shows that the project's increase in runoff is mitigated for by the onsite basin. (10.FLOOD RI 001)

HYD-2

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.

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. (COA 50.FLOOD RI 007)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, and 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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"; Project Application Materials

Findings of Fact:

a) The proposed project site currently receives off-site flows from the south side of Anza Road which are then conveyed into an off-site, Riverside County Flood Control District (RCFCD) maintained, storm drain located at the project's northwestern border. The proposed project includes the construction of a detention basin and concrete drop inlet that will be capable of collecting and directing on-site and off-site surface flows to the existing offsite RCFCD facility.

To ensure that the proposed detention basin and concrete drop inlet are designed to adequately direct surface flows and avoid on or off-site flooding, Mitigation Measures **HYD-1** and **HYD-2** require the applicant to submit a final design of the improvements to the County for review and approval prior to final map approval or the issuance of a grading permit.

There is no water course through or adjacent to the project site so following the implementation of mitigation measures **HYD-1** and **HYD-2** any impact would be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. Impacts will be less than significant.

c) The project site is not located within a dam inundation area and 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. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: Mitigation Measures HYD-1 and HYD-2 are listed in Section 25 of this document.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, and by the Riverside County Flood Control District

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The land use designation of the proposed project site and all surrounding land is currently Medium Density Residential (MDR) and there is currently residential development to the north and west of the project site. Any impact from the proposed residential project would be less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. No impact will occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project site is currently zoned Residential Agricultural - Ten Acre Minimum (R-A-10) and the project includes a proposed change of zone to One Family Dwellings – 11,000 Square Foot Minimum (R-1-11000). The smallest lot proposed by Tentative Tract Map 34676 is lot number eight which will be 11,090 square feet. Each of the lots of the proposed project will have an average width greater than 60 feet and a minimum street frontage of 35 feet. No impacts will occur.

b) The surrounding land is zoned One Family Dwellings – 18,000 Square Foot Minimum (R-1-18000) and One Family Dwellings – 12,000 Square Foot Minimum (R-1-12000) to the north; Residential Agricultural – Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south; and R-A-18000 to the west. The proposed project would change the zone of the proposed project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Dwellings – 11,000 Square Foot Minimum (R-1-11000). The R-1-11000 would feature permitted uses and development standards that are consistent with the existing surrounding zoning. Any impact would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project site is currently designated for Community Development - Medium Density Residential (CD - MDR) use by the Riverside County General Plan. The Zoning Consistency Guidelines of the Riverside County General Plan categorize the existing zone of Residential Agricultural – Ten Acre Minimum (R-A-10) as being Conditionally Consistent with the CD - MDR Land Use Designation while the proposed zone, One Family Dwellings – 11,000 square foot minimum lot size (R-1-11,000), is Highly Consistent with the CD – MDR Land Use Designation. Any impact would be less than significant.

d) The proposed project is consistent with the current Land Use Designations of the Riverside County Comprehensive General Plan and with all other policies of the General Plan. The project will have no impact.

e) The proposed project site is surrounded by land zoned and designated for residential use and the existing or proposed land use occurring to the north, west, and south of the project site is residential while the land to the east is vacant. The residential use of the proposed project will not disrupt or divide any existing community and no impact will occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will 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. Therefore, the project will not result in the permanent loss of significant mineral resources and no impact will occur.

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 will be of value to the region or the residents of the State. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

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, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) 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 will expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan, Local Circulation Policies, "Rail"

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not directly adjacent to any Highway. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. No impact will occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Noise Element; *Noise Impact Analysis for Tentative Tract Map 34676* prepared by Roma Environmental on October 20, 2014

Findings of Fact:

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project consists of a subdivision of the 10.27 acre lot into 22 individual lots. Construction of homes will occur after the project applicant sells the individual lots. The construction period will vary depending on the new owners. However, construction of the homes will require a site preparation phase, grading activity, building construction, and architectural coating of the residential developments. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the residential land uses adjacent to the project site to the north and west. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise. Any impact would be less than significant.

c) Future residents located on the project site may experience noise due to an increase in human activity within the area from people living on the premises. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

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
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POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

a) The project site currently contains one 2,272 square foot single family home that will be removed during implementation of the proposed project. However, the proposed project includes the construction of 22 single family homes allowing any impact to be less than significant.

b) The proposed project includes the construction of 22 single family homes which will not create a demand for additional market rate or affordable housing. No impact will occur.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. No impact will occur.

e-f) The proposed project will provide housing for approximately 70 residents within the unincorporated portion of the Riverside County. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 710,600 is projected for 2035 in unincorporated areas of Riverside County. This total is within the growth projections and any impact will be less than significant.

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
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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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

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 will 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 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will 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 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Hemet Unified School District

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Tony Tobin Elementary School, located at 45200 Morgan Hill Drive, Temecula approximately 0.20 miles northwest of the project site. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Temecula Public Library, located at 30600 Pauba Road in the City of Temecula, approximately 3.75 miles northwest of the project site. 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 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest health center to the project site is Temecula Valley Hospital, located at 31700 Temecula Parkway in the City of Temecula, approximately 2.5 miles northwest of the project site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan, Public Facilities

Findings of Fact:

a) The project will not include recreational facilities but it will result in the construction of 22 single family homes that will house approximately 70 residents. The addition of 70 residents will not require the construction of new recreational facilities or the expansion of existing facilities. Any impact would be less than significant.

b) Residents of the proposed project are likely to use existing neighborhood and regional parks and the nearest public park to the project site is Morgan Hill Park located approximately 0.25 miles west of the project site. The proposed project will result in the addition of approximately 70 residents to the area which would not result in any substantial physical deterioration of existing neighborhood and regional parks. Any impact would be less than significant.

c) While the proposed project is not within a County Service Area, through the application of a standard condition of approval, 90. PLANNING 5, the proposed project will be required to pay all required parks and recreation fees allowing any impact to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the 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, Circulation Element; Transportation Engineers (ITE) *Trip Generation (9th Edition)*

Findings of Fact:

a) The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) *Trip Generation (9th Edition)*. The land use code for "Single Family Detached" was used to define the land use of the proposed project. The project will generate 211 weekday daily vehicle trips. The project will not conflict with an applicable plan, ordinance or policy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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establishing a measure of effectiveness for the performance of the circulation system. Any impact will be less than significant.

b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. 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. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will provide three roads to access the residential homes. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. 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. No impact will occur.

g) As the project site is currently vacant, the project will not cause an effect upon circulation during the project's construction. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. All driveways will also have fire roundabouts to provide adequate space for fire trucks to enter and leave the area. Impacts will be less than significant.

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. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

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
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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: Project Application Materials

Findings of Fact:

a) The project site will receive water service from existing water facilities operated by the Rancho California Water District (RCWD). A letter of water availability was issued by the RCWD on February 27, 2014 that states that water service will be available to the proposed project provided the proposed project meeting the standard engineering and development requirements of the RCWD. Any impact will be less than significant.

b) The proposed project will receive water from the Rancho California Water District (RCWD) and there is no change in the land use of the proposed project site. The RCWD predicts future water demands based the designated land uses within its service area. Since the proposed project will occur on a site that is currently designated for residential land use, any impact would be 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 demand in addition to the provider's existing commitments?

Source: Project Application Materials; Riverside County Planning Department, Riverside County General Plan Update Draft EIR, May 2014.

Findings of Fact:

a) The proposed project will result in the creation of 22 single family homes which will receive waste water service from existing facilities operated by the Eastern Municipal Water District (EMWD). The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not require any significant expansion of existing EMWD facilities and any impact will be less than significant.

b) The 22 homes that will be created by the proposed project will not represent an significant increase in the existing service requirements of the Eastern Municipal Water District and any impact will be less than significant.

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate approximately 311 pounds per day per household (0.156 tons per day per household) which is within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. Any impact will be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Any impact will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is available to the proposed project onsite and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be managed by improvements constructed on-site. Following the construction and implementation of these improvements any impact will be less than significant.

e-f) The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no 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
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is not designated as farmland or forest land and will not cause any impacts. The project site is located within an area with potential natural habitats but impacts will be mitigated through County Conditions of Approval to less than significant. The proposed project will not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Adverse impacts to archaeological and paleontological resources and human remains will not occur. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval, as discussed in Sections 8, 9, and 10. The environmental analysis provided in Section 6 (Air Quality) concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Section 21 (Greenhouse Gas Emissions) concludes that impacts related to climate change will be less than significant. Sections 25 and 26 conclude that impacts related to hydrology and water quality will be less than significant with mitigation incorporated. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, no evidence is presented that this project will degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation incorporated.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

List-of-Projects Method: a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

Summary-of-Projections Method: a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed project consists of the subdivision of a 10.27 acre lot into 22 residential lots and one open space lot within unincorporated Riverside County. The subdivision will lead to the construction of 22 homes which will generate approximately 70 residents. The SCAG Regional Transportation Plan/Sustainable Communities Strategy projects an estimated population of 710,600 by 2035 in unincorporated areas of Riverside County. The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will occur.

Local Impacts

Projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that impacts will be less than significant; therefore, while the project will contribute to localized cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant localized cumulative impacts in these topical areas. This topic is discussed in detail below.

Wildlife and Vegetation. The context for assessing cumulative impacts to local wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard local wildlife and vegetation.

Cultural Resources. The context for assessing cumulative impacts to local archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important local archaeological and paleontological knowledge.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the regional context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found that impacts will be less than significant; therefore, while the project will contribute to regional cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant regional cumulative impacts in these topical areas. This topic is discussed in detail below.

Wildlife and Vegetation. The context for assessing cumulative impacts to regional wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard regional wildlife and vegetation.

Cultural Resources. The context for assessing cumulative impacts to regional archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important regional archaeological and paleontological knowledge.

Global Impacts

One topic of global concern is climate change. As discussed in Section 21, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project will not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the City hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant with mitigation incorporation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review, Project Application

Findings of Fact:

Based on the analysis of the project's impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and criteria pollutant emissions, these will be reduced to less than significant levels through incorporation of standard requirements for air quality protection. Less than significant long-term effects will include air quality, population and housing, public services, recreation, and changing the visual character of the site, with a majority of these impacts affecting the project site itself. The analysis herein concludes that direct and indirect environmental effects will at worst require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

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: Riverside County General Plan and EIR

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

County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

TRACT MAP Tract #: TR34676

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34676 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34676, dated December, 2013.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

LANDSCAPE PLAN = Comprehensive Landscape, Wall & Fence Plan, dated November, 2014.

WALL & FENCE PLAN = Comprehensive Landscape, Wall & Fence Plan, dated November, 2014.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule 'A' subdivision of 10.6 acres into 22 residential lots and one (1) open space lot with a minimum lot size of 11,000 square feet.

10. EVERY. 4 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

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10. GENERAL CONDITIONS

10. EVERY. 4 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. 5 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.

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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 required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 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.

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10. GENERAL CONDITIONS

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 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

Based on the information provided in the environmental assessment documents 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 required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental
31751 SandHill Lane
Temecula CA 92592

Noise Impact Study Tentative Tract 34676 dated October 20.,
2014

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NOISE STUDY (cont.)

RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tr34676 shall comply with the conditions set forth under the Industrial Hygiene Program's response letter dated November 17, 2014 c/o Steve Hinde and included herein:

GENERAL

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

Six high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary (Anza Road.) of lots 1 and 9 of Tentative Tract 34676.

(Height taken from Figure 5 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the house and the road.

CONSTRUCTION RELATED

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.

4.During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NOISE STUDY (cont.) (cont.) RECOMMND

5.The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

6.No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

7.The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

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

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE RECOMMND

Tract 34676 is proposing potable water service from Rancho Water District and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well 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.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 34676, amendment number 3 received on December 22, 2014, is a proposal to subdivide 10.27-acres into 22 residential lots in the Redhawk/Temecula area. The project is located due north of the Anza Road/ Street "A" intersection and is also located upstream of existing development, Tract Map 29743. The Project receives offsite flows from the south side of Anza Road, about 208 cfs, that was quantified from approved Tract Map 32227. This project proposes to pick up these flows through a 48 inch storm drain, south of Anza Road and convey into the District maintained Temecula Creek-Marsanne Street Storm Drain, project number 7-0057. This storm drain is aligned underneath the project's proposed basin. Great care will be required during the final engineering phase to avoid "piping" seepage along the storm drain from the basin. Insufficient details are shown on the exhibit to collect the 208 cfs, therefore some residential lots maybe lost during the final design phase if right of way south of Anza Road cannot be obtained. The upstream connection may be adjusted during the final design phase. Furthermore, the exhibit does not provide details allowing for the road to be protected from the 100-year storm event.

The project proposes a basin located at the western corner of tract to act as an infiltration BMP and to mitigate for Hydromodification according to the Preliminary WQMP dated December 15, 2014. The WQMP proposes a catch basin and storm drain system to collect flows along Anza Road and be conveyed to the basin.

The downstream storm drain facilities were designed assuming that Tract 34676 was undeveloped. Therefore, this project will mitigate for increased runoff. A preliminary hydraulic study, dated October 13, 2014, shows that the project's increase in runoff is mitigated for by the onsite basin.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW (cont.) RECOMMND

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. 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. 6 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. An upstream ponding easement shall be obtained from the affected property owner. A copy of the recorded ponding easement shall be submitted to the District for review.

10.FLOOD RI. 9 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. 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.

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10. GENERAL CONDITIONS

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 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 = $.9 - (.8 \times \% \text{IMPERVIOUS})$
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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

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 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

may require additional water quality measures.

10.FLOOD RI. 19 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 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique 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. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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10. GENERAL CONDITIONS

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 3 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 county 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 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - LANDSCAPE MAINTENANCE (cont.) RECOMMND

homeowners association, or any other successor-in-interest.

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 R-1-11000 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 3 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 60 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 11,000 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 13 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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 cumulative 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 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.

10.PLANNING. 14 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. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - DESIGN GUIDELINES (cont.) RECOMMND

10.PLANNING. 17 STKP- 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. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section 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. 21 MAP - PDA04451R1 RECOMMND

County Archaeological Report (PDA) No. 4451 submitted for this project (TR34676) was prepared by Brian F. Smith and Associates and is entitled: "An Archaeological Survey for the L&J Ranch Development, LLC Project" dated June 18, 2007. This report was not accepted by the County Archaeologist and a request for revisions was sent to the consultant.

Revised County Archaeological Report (PDA) No. 4451R1 submitted for this same project, prepared by the same aforementioned company and bearing the same title, is dated March 26, 2014.

This report was received on March 31, 2014 and accepted by the County Archaeologist on the same day.

According to the study, no cultural resources were discovered and no further archaeological investigations or monitoring were recommended.

This study has been incorporated as part of this project, and has been accepted.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 22 MAP - GEO02387 RECOMMND

County Geologic Report (GEO) No. 2387, submitted for this project (TR34676) was prepared by La Cresta Geotechnical,

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02387 (cont.)

RECOMMND

Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract No 34676, Menifee, California", dated January 3, 2014. In addition, La Cresta Geotechnical, Inc. prepared "County Geologic Report No. 2217, Response to Review Comments, Transmitted by TLMA - Planning, October 9, 2014" dated October 22, 2014. This document is herein incorporated as a part of GEO02387.

GEO02387 concluded:

1. There are no active or potentially active faults underlying or projecting towards the site.
2. The potential for surface rupture is considered low.
3. The potential for liquefaction at this site is low.
4. The potential for landslides at the site is considered very low.
5. The threat of debris flows is considered very low.

GEO02387 recommended:

1. Loose alluvium and Pauba Formation should be removed to expose firm and unyielding, medium dense soils.
2. Alluvium removals in the southern and western portions of the site should extend to at least 25 feet below existing grade.
3. Temporary slopes in alluvium and loose Pauba Formation should be planned for an inclination no steeper than 1.5:1 (H:V). Temporary slopes in medium dense to dense Pauba Formation may be inclined at 1:1.

GEO No. 2387 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2387 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.

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10. GENERAL CONDITIONS

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 unacceptability 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 - 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.

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.

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10. GENERAL CONDITIONS

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 - 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. 7 MAP - LC LANDSCAPE REQUIREMENT 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 for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections 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. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

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 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

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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: 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'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 4

MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 5

MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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50. PRIOR TO MAP RECORDATION

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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.

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.

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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 11,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-11000 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 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. 07649 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 zone ultimately applied to the property.

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 Recreation and Parks District and County Service Area No. 143 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. 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. 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.

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.

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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 Anza 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 - 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. 5 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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 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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50. PRIOR TO MAP RECORDATION

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 application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Anza Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Anza Road.
- (4) 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. 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - UTILITY PLAN (cont.) RECOMMND

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 10 MAP - LANDSCAPING/TRAILS 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 Anza 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 maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 11 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. 12 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - IMP PLANS (cont.) RECOMMND

and Guidelines from the Transportation Department
Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 13 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 14 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. 15 MAP - PRIVATE STREETS RECOMMND

Street "A" (Entry Street) is a reserved private street designated LOCAL ENTRY ROAD and said road shall be improved with 60' full-width AC pavement, 6" concrete curb and gutter, and 5.5' sidewalk (on one side) within a 77' private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (60'/77') (Modified for increased easement width from 74' to 77' and increased improvement from 44' to 60' AC pavement, and sidewalk to be on one side.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

NOTE: 1. A 5.5' sidewalk (on one side) shall be constructed adjacent to the curb line within the parkway.

2. A 20' curbed raised median shall be constructed at the centerline. The nose of the median shall be 35' from the flowline of the adjacent street, call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

Street "A" is a reserved private street designated LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, rolled concrete curb and gutter (along the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - PRIVATE STREETS (cont.)

RECOMMND

sidewalk side), 6" concrete curb and gutter (on the other side of the centerline), and 5.5' sidewalk (on one side) within a 53' private road easement in accordance with County Standard No. 105, Section "A" and Standard No. 202, Ordinance 461. (36'/53') (Modified for rolled curb and gutter and reduced easement width from 56' to 53'.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

- NOTE: 1. A 5.5' sidewalk (on one side along rolled concrete curb and gutter) shall be constructed adjacent to the curb line within the parkway.
2. A knuckle shall be designed and constructed as approved by the Director of Transportation.

Streets "B" and "C" are reserved private streets designated LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, rolled concrete curb and gutter (along the sidewalk side), 6" concrete curb and gutter (on the other side of the centerline), and 5.5' sidewalk (on one side) within a 43' private road easement in accordance with County Standard No. 105, Section "A" and Standard No. 202, Ordinance 461. (36'/43') (Modified for rolled curb and gutter and reduced easement width from 56' to 43'.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

- NOTE: 1. A 5.5' sidewalk (on one side) shall be constructed adjacent to the curb line within the parkway.

50.TRANS. 16

MAP - PART-WIDTH

RECOMMND

Anza Road along project boundary is designated as a Major Highway and shall be improved with 50' part-width AC pavement, (38' pavement on the project side and 12' AC pavement on the other side of the centerline), 8" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 89' minimum (59' on the project side and 30' minimum on the other side of the centerline), part-width dedicated right-of-way in accordance with County Standard No. 93,

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - PART-WIDTH (cont.) RECOMMND

Ordinance 461.

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

50.TRANS. 17 MAP - LC LNDSCP COMMON AREA MA RECOMMND

rior 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.

4)Transportation Department and Survey Division will need to review CC&Rs before approval.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department and Transportation Department has approved content.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 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 - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEYS (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. 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 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the 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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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 11 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 19 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No.7649 has been approved and adopted by the Board of Supervisors and has been made effective.

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 county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 29 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - 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. 31 MAP - CULTURAL RESOURCE PROF RECOMMND

Due to ground surface visibility of only 50% at the time of the cultural resources survey and the possibility of previously unidentified cultural resources being present within the project boundaries and at the request of the Pechanga Band of Mission Indians, 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31 MAP - CULTURAL RESOURCE PROF (cont.) RECOMMND

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.

60.PLANNING. 32 MAP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with the Pechanga Tribe to provide Native American Monitoring services. These services shall include development of a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries.

60.PLANNING. 33 MAP - VECTOR CONTROL RECOMMND

Prior to any ground disturbing activity the applicant shall provide the County with a report summarizing the steps that were taken to reduce or eliminate the migration of vermin from the proposed project site to the adjacent properties.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

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

PLANNING DEPARTMENT

70.PLANNING. 2

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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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 MAP - CURATION OF COLLECTIONS

RECOMMND

All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement, shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories and therefore would be professionally curated and made available to other archaeologists/researchers for further study. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE WASTE MNGMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (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 identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste 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) 955-486-3200.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP -FIRE SPRINKLER SYSTEM RECOMMND

ALL DWELLINGS SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13D,2013 EDITION.PLANES SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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. 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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 first 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 Environmental 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 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. 15 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California 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. 15 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 incorporated 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 cleared individually.

80.PLANNING. 17 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. 19 MAP - Walls/Fencing Plans RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - Walls/Fencing Plans (cont.)

RECOMMND

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing 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. Except for the desert areas, 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,

F. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

G. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

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 of casual view opportunities.

80.PLANNING. 20

MAP - FRONT YARD LANDSCAPING

RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FRONT YARD LANDSCAPING (cont.) RECOMMND

This condition shall be cleared by the Transportation Department, Landscape Review Section.

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 Anza Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Anza Road.
- (4) 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 Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
 - 2) Weather based controllers and necessary components to eliminate water waste;
 - 3) A copy of the "stamped" approved grading plans; and,
 - 4) Emphasis on native and drought tolerant species.
- When applicable, plans shall include the following

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80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as CFD, LMD, County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The 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. 3

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

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.

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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

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 - 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.

90.BS GRADE. 6 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2

MAP BMP - EDUCATION (cont.)

RECOMMND

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.

90.FLOOD RI. 4

MAP FACILITY COMPLETION

RECOMMND

The District will only release up to 80% of 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

PLAN DEPARTMENT

90.PLAN. 13 MAP - MITIGATION MONITORING RECOMMND

A written report demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 41920 shall be submitted to the Riverside County Planning Department to ensure such compliance.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six foot the County Department of Building and Safety. An and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the

90.PLANNING. 5 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Economic Development Agency (EDA) for CSA No. 143.

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 7 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 14 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

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 #: TR34676

Parcel: 966-380-005

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 Anza Road.

90.TRANS. 6 MAP - LC LNDSKP 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 inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSKPE INSPCTN RQRMNTS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the 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 an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County 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

05/06/15
15:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 60

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LNDSCP E INSPCTN RQRMENTS (cont.) RECOMMND

determination of compliance.

90.TRANS. 8 MAP - 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
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 10, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Valley-Wide Rec. & Parks
CSA 143 c/o EDA
IT-John Sarkissian
French Valley Airport
Supervisor Stone
Commissioner Petty
Temecula Valley Unified School Dist.
RCWD
SCE
Southern California Gas
EIC

TENTATIVE TRACT MAP NO. 34676 – EA41920 – Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, Southerly of Monte Verde Road, and Westerly of Rio Linda Road – 10.27 Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) and Open Area Combining Zone – Residential Developments (R-5) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 18 single family residential lots with a minimum lot size of 7,200 square feet and one (1) lot for a sewer lift station – APN: 966-380-005 – Concurrent Cases: CZ07649

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on May 1, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions 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 item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at **(951) 955-9075** or email at akrizek@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: February 6, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Transit Agency
Riv. Co. Sheriff's Department

3rd District Supervisor
3rd District Planning Commissioner
Eastern Municipal Water District
SoCal Edison
SoCal Gas
Pechanga Band of Luiseno Mission Indians

TENTATIVE TRACT MAP NO. 34676 and CHANGE OF ZONE NO. 7649 AMENDED NO. 1 – EA41920 –
Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Related Cases: EA41920.

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 Meeting 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 **H. P. Kang, (951) 955-1888**, Project Planner, or e-mail 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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 24, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Biology Section
P.D. Landscaping Section

3rd District Supervisor
3rd District Planning Commissioner
Pechanga Band of Luiseno Mission Indians

TENTATIVE TRACT MAP NO. 34676 and CHANGE OF ZONE NO. 7649 AMENDED NO. 2 – EA41920 –
Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Related Cases: EA41920.

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 July 17, 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 **Lisa Edwards, (951) 955-1888**, Project Planner, or e-mail at **ledwards@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/
DEVELOPMENT REVIEW TEAM
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 6, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Biology Section
P.D. Landscaping Section

3rd District Supervisor
3rd District Planning Commissioner
Pechanga Band of Luiseno Mission Indians

TENTATIVE TRACT MAP NO. 34676 AMENDED NO. 3 – EA41920 – Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Concurrent cases: CZ07649.

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 December 4, 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 **Mark Corcoran, (951) 955-3025**, Project Planner, or e-mail at **mcorcora@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.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

158577

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

February 6, 2014

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: H. P. Kang

Ladies and Gentlemen:

Re: Change of Zone 7649
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

SM:blj



February 27, 2014

Case Planner
County of Riverside
Department of Environmental Health
Land Use Section
4080 Lemon Street, 2nd Floor
Riverside, CA 92502

SUBJECT: WATER AVAILABILITY
PARCEL NO. 2 OF PARCEL MAP NO. 18204;
APN 966-380-005
[L & J RANCH DEVELOPMENT, LLC]

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Director of Operations &
Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 36-inch diameter water pipeline (1485 Pressure Zone) within Anza Road and an existing 18-inch diameter non-potable water pipeline (1441 Pressure Zone) within Anza Road.

Water service to the subject project/property does not exist. Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

In accordance with Resolution 2007-10-5, the project/property will be required to use recycled water for all landscape irrigation, which should be noted as a condition for any subsequent development plans. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

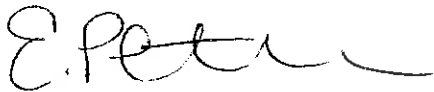
As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation. As a result of anticipated low water service pressure to the subject project/property, property owner(s) may be required to sign an acknowledgement of low water service pressure when service arrangements are made or modified.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

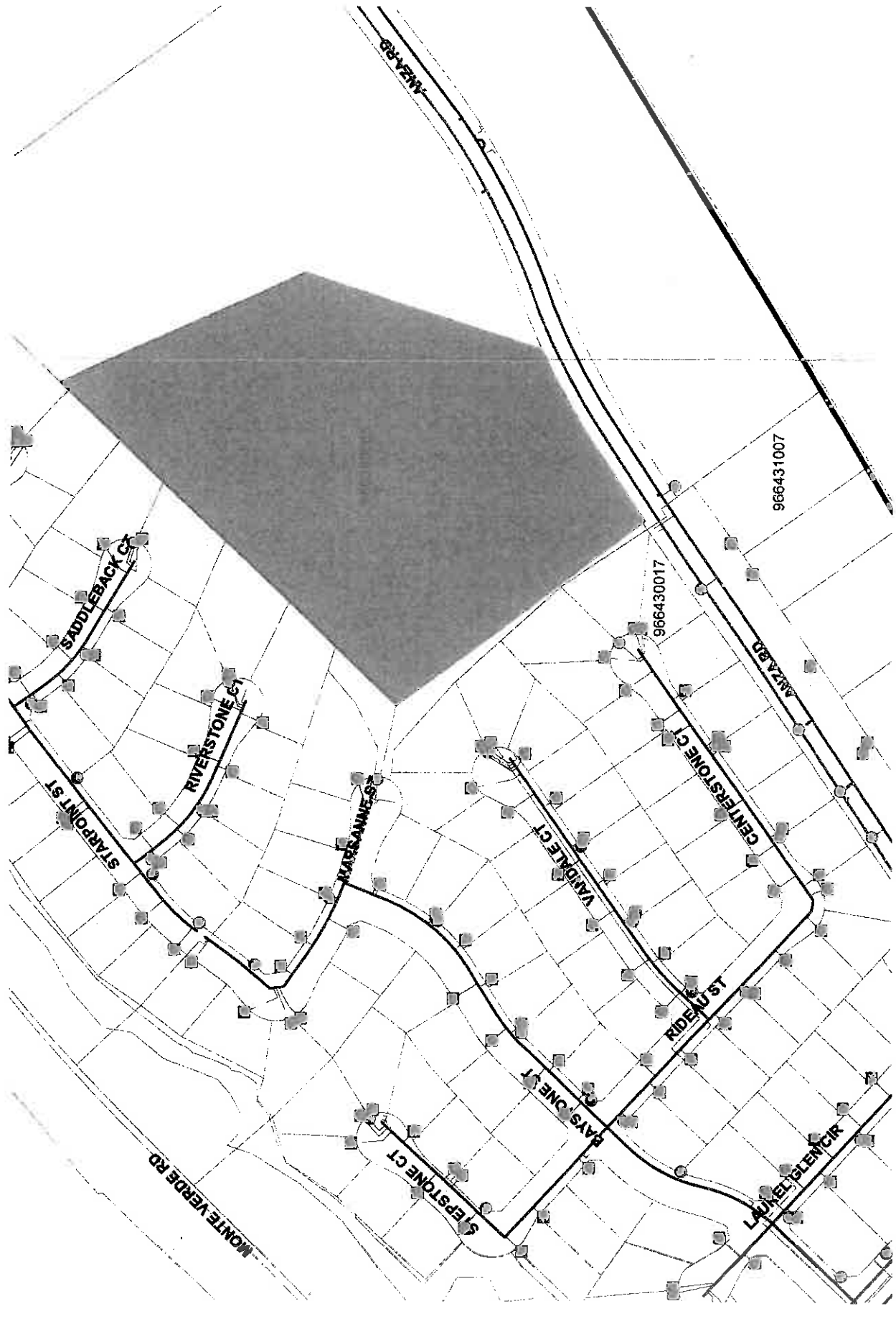
RANCHO CALIFORNIA WATER DISTRICT



Erica Peter
Engineering Services Representative

cc: Corey Wallace, Engineering Manager-Design
Warren Back, Engineering Manager-Planning
Heath McMahon, Construction Contracts Manager
Corry Smith, Engineering Services Supervisor
Richard A. Scianni, CSL Engineering, Inc.





GIS Disclaimer
 The information shown is compiled from the RCWD and Riverside County GIS and should not be relied upon without independent verification of accuracy. RCWD and COR will not be held liable for any information presented here.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scarce, III
Germaine Arenas

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

March 6, 2014

VIA E-MAIL and USPS

Mr. H.P. Kang
Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501



Re: Pechanga Tribe Comments on the Initial Submittal Package for Tentative Tract Map No. 34676 and Change of Zone No. 7649 Amended No.1

Dear Mr. Kang:

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. 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.

Based upon the case transmittal package that was provided to us, the Tribe understands that the Project Applicant wishes to seek approval for a tract map approval, which proposes 25 single-family residential lots. The proposed project is located 125 yards north of the Pechanga Tribe's Reservation boundary and the Tribe is concerned that the development could impact significant cultural resources as well as our Reservation community, which implicates a concern for our tribal government.

The Tribe understands that the current property contains an existing single family home; however, as we do not know whether the construction of that home was monitored by a Pechanga Tribal monitor, we presume that the proposed project's anticipated grading and utility trenching has the potential to impact native soils. Further, it appears, based on our review of the minimal materials we have received so far, that the proposed project has not been previously graded. As such, the Tribe believes that the possibility of identifying intact cultural deposits is

high, given the Project location and the presence of other known cultural resources in the area. Thus, the Tribe recommends tribal and archaeological monitoring during all grading and trenching activities. We reserve the right to provide additional concerns as well as request avoidance and other mitigation measures once more information is received 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 Government¹ and the State of California² 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)

Although it is not anticipated, in the event that a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment will be processed on this Project, the County of Riverside 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 County 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)).

¹See 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.

²See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

This Project is located only 150 yards for the boundary of the Pechanga Indian Reservation. Not only are the concerns for the Tribe regarding cultural resources, but any development this close to our sovereign lands implicates concerns for our Tribal Government and Tribal Community as a whole. Because of the proximity to the Reservation and the fact that this Project will have an impact on our community, consultation is a must to ensure that any concerns expressed by the Tribe are adequately and appropriately addressed. The Tribe is concerned that the edge of the proposed Project is so close to the Pechanga Indian Reservation boundary that the potential for trespass is a great concern. In order to appropriately address this issue, the Tribe requests a face to face meeting with the County so that we can discuss this further.

In addition to the above concerns, the Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. We are aware of the presence of significant cultural resources as well as Place Names and other areas of cultural importance to the Pechanga Tribe near the proposed Project. As such, appropriate avoidance and mitigation measures will be necessary for this Project.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is a sovereign government with its Reservation lands only 150 feet from the Project, and is also culturally affiliated with the geographic area. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the City of Temecula and has specific knowledge of cultural resources and sacred places near the proposed Project. The Tribe welcomes the opportunity to meet with the County should further explanation and documentation concerning our specific cultural affiliation to lands within the project area.

REQUESTED TRIBAL INVOLVEMENT

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians and within a very close proximity to the Pechanga Tribe's Reservation boundaries. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources as well as the impacts to our Reservation community, including trespass by future residents and their guests and invitees. 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 Pechanga Band,

at this time, 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 and sacred sites.

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. In addition, given the sensitivity of the Project area and its close proximity to the Pechanga reservation, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any utility trenching and off-site improvements conducted. Further, we request the opportunity to discuss with the County options to limit impacts to our Reservation community from this proposed Project.

In order to assist the Tribe with a more comprehensive review of the Project, we request copies of all archaeological studies, geological reports and grading/development maps. The Tribe also requests information on any proposed off-site improvements. The Tribe requests to be involved and participate with the County in developing all preservation, avoidance, monitoring and mitigation plans and measures for the duration of the Project.

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 §15064.5(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 and the previous MLD designations within the City of Temecula, 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.

PROJECT MITIGATION MEASURES

The Tribe understands that the proposed Tentative Tract Map proposes 25 single-family residential lots with a detention basin and an open space lot. As outlined above, the Tribe is concerned that intact subsurface cultural resources could be impacted during earthmoving activities, in addition to concerns about the impacts to our Reservation. Therefore, the Tribe requests that, at a minimum, the County should include the following as mitigation measures and conditions of approval for the currently proposed Project. We reserve the right to request additional measures and conditions, which could include avoidance of significant resources, once additional information about the proposed development is received and reviewed.

- MM 1** Prior to beginning project construction, the Project Applicant shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction; the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries.
- MM 3** Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and

shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.

- MM 4** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.
- MM 5** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- MM 6** All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in MM2 shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 7** If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Applicant, the Project Archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Applicant and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County for decision. The County shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe.

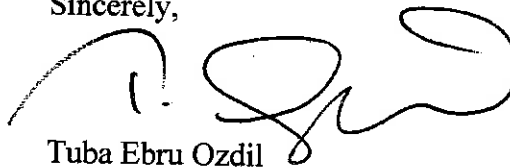
The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on the TR 34676
March 6, 2014
Page 7

avoidance and mitigation measures for such impacts after we receive our requested documentation.

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, as well as protecting our Reservation Community. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we can discuss the Project further and schedule our face to face meeting. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc: Pechanga Office of the General Counsel

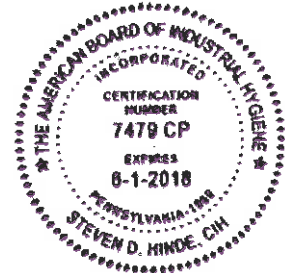


COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 17, 2014

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

From: *Steve Hinde*
Steven Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
Office (951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Tentative Tract No. 34676

Reference Number: SR# 11101

Applicant: Ed Gorman
L & J Ranch Development
43980 Mahlon Vail Circle #1302
Temecula, CA 92592

Noise Consultant Roma Environmental
31751 Sandhill Lane
Temecula CA 92591

Review Stage: First Review

**Information
Provided:**

""Noise Impact Study, Tentative Tract Np. 34676," dated October 20, 2014

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 27,300 assumed for Cantu-Anza Road (the County General Plan classifies Anza Road as a "Major" highway quoted from the Southwest Area Plan Circulation, Vol. 1 - Figure 7, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Modified Major Highway

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Anza Road to the nearest building face is estimated to be 70 feet.
5. Modeling for Anza Road done using "hard site" assumption for exterior.
6. The standard residential design with windows closed provides a 20 dB,

A-weighted (reduction inside) attenuation.

- 7 Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8 Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to 65 Ldn. In addition, with the following construction recommendations listed below should provide sufficient attenuation to reduce interior noise levels to 45 Ldn

Recommendations:

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

Six high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary (**Anza Road.**) of lots 1 and 9 of Tentative Tract 34676.

(Height taken from Figure 5 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the house and the road.

Construction –Related Mitigation Measures:

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.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
5. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
6. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.



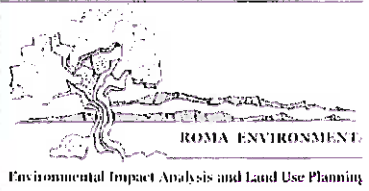
Figure 5
Future Traffic Noise Levels

Signs and symbols

-  Proposed 6-Foot Block Wall
-  Receiver
-  Anza Road

1 : 2559

0 12.5 25 50 75 100 m





Board of Directors

April 02, 2015

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Randy A. Record

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**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**

Randy A. Record

Legal Counsel

Lemieux & O'Neill

Riverside County Planning Department – Riverside
P.O Box 1409
Riverside, Ca 92502-1409

Attention: Mark Corcoran

Gentlemen:

**Subject: Tentative Tract Map No. 34676, Change of Zone No. 7649.
Location: Southeasterly of Monte Verde Road, westerly of Rio
Linda Road, northerly of Anza Road, and northwesterly of El
Chimisal Road. (APN 966-380-005)**

The subject project is located within a sewer special benefit area (Project #25, in attached Exhibit A) and subject to a connection fee surcharge. The details of sewer service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

The subject project is an active project with EMWD's New Business Department, with a water and sewer service Work Order Number 15292, and a Record Number WS2013-512.

To date, a final Plan of Service has not been completed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

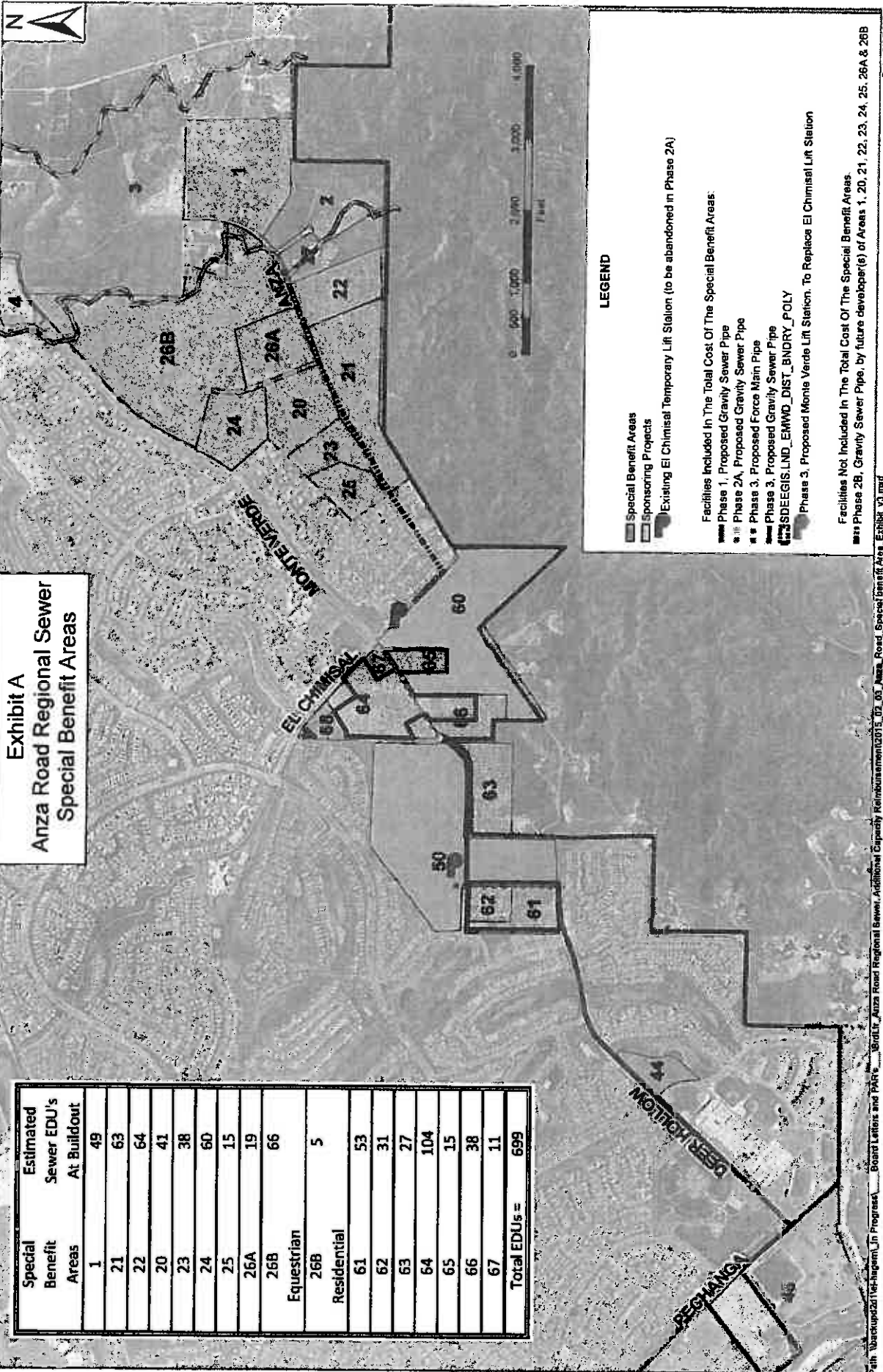
Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

ME:pn

Attachment: Exhibit A (Special Benefit Area)

Exhibit A
Anza Road Regional Sewer
Special Benefit Areas

Special Benefit Areas	Estimated Sewer EDUs At Buildout
1	49
21	63
22	64
20	41
23	38
24	60
25	15
26A	19
26B	66
Equestrian	
26B	5
Residential	
61	53
62	31
63	27
64	104
65	15
66	38
67	11
Total EDUs =	699



LEGEND

- Special Benefit Areas
 - Sponsoring Projects
 - Existing El Chimisal Temporary Lift Station (to be abandoned in Phase 2A)
- Facilities Included In The Total Cost Of The Special Benefit Areas:**
- Phase 1, Proposed Gravity Sewer Pipe
 - Phase 2A, Proposed Gravity Sewer Pipe
 - Phase 3, Proposed Force Main Pipe
 - Phase 3, Proposed Gravity Sewer Pipe
 - SDSEGIS.LIND_EMND_DIST_BNDRY_POLY
 - Phase 3, Proposed Monte Verde Lift Station. To Replace El Chimisal Lift Station

Facilities Not Included In The Total Cost Of The Special Benefit Areas:

- Phase 2B, Gravity Sewer Pipe, by future developer(s) of Areas 1, 20, 21, 22, 23, 24, 25, 26A & 26B

EXCEPTION TO ORDINANCE 460, SECTION 3.8.C FOR
TRACT 34676

L & J RANCH DEVELOPMENT, LLC

In accordance with ordinance 460, the typical maximum ratio accepted for lot depth to width without a variance is 2.5 to 1 for lots less than 18,000 square feet. Because of the somewhat irregular shape of the property and with a design priority of maximizing lot area in lieu of street area, a lot depth to width variance is requested for the following lot:

LOT 14

Average lot width is 75'

Average lot depth is 240'

$$75'/240 = 3.2$$

In support of the lot width to depth exemption for this lot it should be noted that lot 14 will be one of the most desirable lots in the subdivision. Lot 14 will be located toward the end of a cul-de-sac and it will have a large front and rear yard. In addition, lot 14, will provide an additional front setback to the home, thereby both opening up the cul-de-sac street view and provide better visibility to lot 15.

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

March 16, 2015

Riverside County Planning Department
Attn: Mark Corcoran
P.O. Box 1409
Riverside, CA 92502-1409

RE: Proposed Development, Tentative Tract Map No. 34676
Amended No. 3 - Change of Zone No. 7649

Commission Members and Staff:

The following contains my concerns as to this project.

A. Environmental Concerns/CEQA

This proposal contains the following environmental concerns:

First, this week California publicly announced that new concerns for a large scale earthquake is imminent. Said announcement was accompanied by multiple governmental reactions that building codes will be reassessed throughout the state. Failure by this board to consider this need to re-evaluate building guidelines including soils issues in a foothill area could foreseeably subject citizens to injury and/or property damage.

Second, there is ongoing gopher activity in the proposed parcel. Any development of this property will disrupt their environment. In the past, these creatures have destabilized the slope between 34103 Vandale Court and the subject property. Evidence of this is available by video, documentary, as well as governmental records. As to the last, the Fire Department had to respond to a landslide situation caused by the gophers. Response call records are therefore available. Any development of this parcel should ensure that this rodent issue and its ensuing collateral issues have been mitigated. Said issues include, but are not limited to, removal of the gophers, and/or barriers to prevent migration to existing residential parcels.

Third, California Burrowing Owls reside at and on the proposed parcel. Said owls have nested on this property and have returned. Their very habitat is proximity predicated on gophers which have never been controlled by the current property owner. By failing to address this rodent issue for years, the property owner has facilitated what now is a habitat for the California Burrowing Owls. Notice is hereby given that the Burrowing Owl Conservation Network will be notified of this proposal to join in the CEQA concerns raised by this project.

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

Fourth, California is currently in the greatest water crisis in its documented history, specifically, a thousand year drought. This scientific assessment has just been made public. Said situation means that the present 100 year drought models which are the basis for current project reviews are out-dated. Failure to assess this project in light of current environmental concerns regarding water denies the due consideration of CEQA as well as water use issues.

B. Due Process/Detrimental Reliance

This proposal causes the following loss or deprivation of property without reason. When the project adjoining the property was developed, specifically, "The Vineyards," representation was made that the General Plan called for equally consistently sized and increasing lots in the remaining adjoining parcels. The present zoning on the parcel would be consistent with said representation. Furthermore, through the development of the parcels currently on Anza Road, south of The Vineyards, homeowners detrimentally relied on the established pattern of development. This proposal shows no need to deviate from its existing zone density. In fact, the further one gets from Highway 79, the obvious intent of the General Plan is to decrease density as these parcels feed into the Wine Country Plan and ultimately to the fringe of all development. This proposed project is externally inconsistent with representations made in the development of The Vineyards, to which the County through its course of past practice in approved projects, lent its imprimatur. Said increased density zoning will result in the homeowners having detrimentally relying on this.

C. Due Process/Gifting of Public Funds by Waiving Joinder in the Cost of the Wash

Currently, a special assessment district was created to provide for a dry river wash, just north of the proposed parcel. Said assessment district was created by the development agreement between existing projects. This wash is paid for by the current homeowners. By giving access to this project to this wash, the county is taking property paid for by one citizen and gift it to another citizen. Said action appears to be illegal in light of the fact that the district was by and for others. Further, any special assessment is by definition a public work. A gift of a public fund nor matter how minimal is in violation of 424 of the Penal Code. I do not consent to the joinder of this property to this special assessment. If joinder is permitted, a valuation to justify compensation should be done. That joinder has not happened in the past, does not amount to defense of 424 PC.

D. Public Safety/Children's Privacy

The proposed project contains a street that heads directly into 34103 Vandale Court. There is a significant disparity of elevation. The idea of directing a road directly into the

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

sightline of bedrooms containing children without significant visual barriers involves a disregard to the safety of children's privacy. A Megan's law check for the area shows

that registered offenders are not that far removed from this proposed perch into children's rooms.

Consequently, alterations should be made to the roadway and a privacy allowance for trees should be provided to existing homeowners to ensure this not to happen. By planting on their parcels at the expense of the development, this concern can be minimized. This allowance should not result in a taxable event to the existing homeowners or, if it does, that should be considered in determining the amount.

E. Public Safety/Launch Pad

The proposed project contains a street that heads directly into 34103 Vandale Court. A straight line from that street is a pronounced drop. Whenever a road may lead to a precipice due caution should be exercised to ensure that a vehicle does not land in the ravine. Furthermore, this ravine is actually an inhabited dwelling house. It is reasonably foreseeable that a motor vehicle either by distraction could continue forward into the aforementioned parcel. Failure to account for that or to alter the direction to decrease its direct approach to the aforementioned parcel would certainly be unreasonable.

F. Public Safety/Water Retention Basin/Attractive Nuisance

The project proposes a retention basin to be built next to the existing retention basin. Access to this area must be strictly denied to non-essential personnel. The County is creating an attractive nuisance by providing a de facto "skatepark." To ameliorate this concern significant enforcement mechanism should be in place. A reciprocal agreement between the existing basin homeowner's association and the new development for inspection should be agreed. Further, although motion lighting is not feasible due to the constant alerts caused by creatures. A motion activated security camera coupled with an inspection protocol should occur. In the event, that evidence of skateboard, or other misuse is present, the county should require that the respective agreement provide for escalating methods of avoiding the nuisance. It is reasonably foreseeable that this attractive nuisance will cause injury absent significant access denial mechanisms.

I hope that due consideration is given to these subjects.

Sincerely,

Debra Bermudez

Morgan Valley Review Committee for Adjacent Development

c/o Walters Management
25109 Jefferson Ave, Suite 300
Murrieta, CA 92562
951.698.8511

(via electronic mail)

April 13, 2015

County of Riverside Planning Department
Attn: Mark Corcoran
PO Box 1409
Riverside, CA 92502-1409

Re: Public Hearing and Intent to Adopt a Mitigated Negative Declaration, Tentative Tract Map No. 34676, Change of Zone no. 7649

Dear Mr. Corcoran,

The developer of this project and some of the residents of Morgan Valley and Morgan Hill met on 3/26/2015 wherein the developer was to present the project and answer questions from residents. Larry Markham made the presentation on behalf of Ed Gorman. The presenters did not answer all questions to the satisfaction of the community, while the community was informed several of these questions/issues were going to be conveyed to Mr. Gorman and the County for a response. Following the developer's presentation, residents further reviewed the project and had additional concerns. This project is scheduled for a hearing at the Planning Commission on 4/15/2015. We are requesting that the Planning Commission delay decisions and action on this project until all the concerns listed below are fully addressed:

- This project proposes a street behind the properties at the end of VanDale Court and Centerstone Circle. The proposed street is at a higher elevation than the adjacent homes. It will severely impact the privacy, security and safety of these existing properties. The home owners expressed their preference to have the backyard of lots in TTM 34676 facing the backyard of their properties.
- The headlights of cars driving westbound on Street B will be another nuisance to the existing homes' second floors because this street is at a higher elevation and will shine directly into the backs of these homes on VanDale and Centerstone.

- ❑ The proposed project proposes a gated entrance on Street A at Anza Road. Lights and noise from the proposed gated entry will have a negative impact to the existing adjacent homes. The entry should be relocated further to the east. The developer representative stated that this tract is matching the entrance location of the other proposed Tract across it on Anza Road. However, this other tract is not yet constructed and it will depend in the drainage facilities constructed per this proposed TTM 34676. It is requested that a detailed noise, traffic, emissions, and light study be conducted based on the current TTM 34676 plan, given that "A" Street parallels the backyards of homes on Centerstone Circle and VanDale Court.
- ❑ TTM 34676 has annotated "It is anticipated that TTM 32227 will develop before TTM 34676". This statement is questionable. TTM 32227 will require the sewer and drainage facilities constructed per TTM 34676 as TTM 32227 is upstream of TTM 34676. Additionally, TTM 32227 should have the necessary details to be constructed as a stand-alone project as it will likely develop first.
- ❑ Neither the TTM 34676 nor the conditions of approval specify the minimum building size in square feet of the homes in the proposed development. This is very important to maintain the current value of existing properties in our community. Any development in this area should continue to be in line with the intent urban to rural transition community feel, especially given this proposed development's location in the vicinity of Morgan Valley, the Wine Country, existing R-10 properties (that are not being re-zoned), and abutting the Pechanga Indian Reservation. In addition, the proposed project, at a minimum, should maintain the appraised value of the neighboring developments, especially Morgan Valley. The County should revise the conditions of approval considering compatibility of this TTM 34676 project and be specific in regards to the minimum building size. Similar to any other real estate project, this project could be sold at a later date and any future owner should be required to develop the site with obligations per the approved TTM and conditions of approval only.
- ❑ TTM 34676 proposes minimum lots sizes of 11,000 square feet. However, lots 11 and 14 exceed the 2.5 depth/width ratio per County Ordinance 460, Section 3.8C. Also, lot 20 has a usable area of approximately 8,270 square feet and the usable areas of lots 10 and 17 have an irregular shape. Lot 10 is triangular and lot 17 has a diamond shape. It is important to know the maximum size of building that can be fit in these lots as it appears that homes considerably smaller than the ones in our community will only be able to fit on these lots.
- ❑ The proposed landscape plans for this project proposes a 4 rail PVC fence along the perimeter of the project. The residents have expressed preference of continuance with the existing block wall and tubular steel fence to match the exiting improvements.
- ❑ The proposed landscape for the 2:1 slopes fronting our community will be planted with Pink Myoporum as ground cover. CSA143 replaced the original ground cover in some slopes on Butterfield Stage Road and El Chimisal Road with mulch for maintenance

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

savings. With the climatic conditions of southern California and the recent water restrictions required by the Governor, this practice may become more of the norm in our areas. Steep slopes of 2:1 present a challenge for the establishment of native vegetation if water is restricted. The developer should consider flattening the slopes or providing a short retaining wall that will improve the planting, water conservation and maintenance of the slopes to guaranty they remain aesthetically pleasing, as well as enforceable to the future HOA that will be maintaining them.

- There is currently a drainage issue from the parcel owned by Mr. Gorman where TTM 34676 is proposed. It is affecting the adjacent property owners in Centerstone Circle and VanDale Court. There is an infestation of gophers or other rodents on his property that have created a network of tunnels that end in the cut slopes in some the properties in Centerstone Circle and VanDale Court. When it rains, storm water is conveyed from the gopher tunnels in Gorman's property and discharges in the properties in Centerstone Circle and Vandale Court. Mr. Gorman has been contacted by some of the property owners, but has neglected to take action. This issue needs to be addressed immediately, and in the final design of TTM 34676, by including either a French drain and/or other drainage measures to prevent diversion of flows into adjacent properties. As drawn, the slope between the existing "V" ditch and the proposed street will continue to attract gophers or other rodents and continue adversely affecting the properties on Centerstone Circle and VanDale Court.
- The project proposes to extend the storm drain from Marsanne Street to Anza Road. It does not provide a detail of how the existing inlet in the HOA maintained lot will be provided.
- A considerable amount of silt is carried by run-off from the properties south of Anza Road. The County Transportation Department has not done a sufficient job in maintaining this area to remove the silt. The Morgan Valley HOA landscape contractor is currently maintaining the existing V-ditch in HOA property free from debris. The County has suggested the HOA to coordinate with the property owners south of Anza Road. We consider that at the time of entitlement of projects like this is the best time to take correction action for problems that may become worst in the future. A desilting basin is needed at the storm drain inlet south of Anza Road.
- The sewer in Anza Road will be reconstructed and may temporarily impact the service in some properties fronting this road.
- The proposed TTM 34676 project does not stand by itself. It is dependent on public water, sewer and storm drain facilities currently being financed by the 143 property owners of Morgan Valley with special tax assessment called CFD 2003-15A Morgan Valley. The project should be annexed to CFD 2003-15A and pay its fair share to reduce the balance of the debt. The developer of this project should coordinate with the Morgan Valley HOA, the County of Riverside and Eastern Municipal Water District (EWMD) for

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

their fair share of these costs. This project should not be approved until this arrangement has been worked out and the CFD financials adjusted accordingly.

- The proposed project has a basin with only one 24" storm drain outlet pipe. It should have a redundant system or clearly indicate the location of the overflow spillway in the event that the outlet gets clogged. The proposed basin should not present a flooding hazard to adjacent properties.
- The County did not request a traffic study for this project. This project will impact Anza Road and El Chimisal Road, contributing with additional traffic at the intersection of El Chimisal and Redhawk Parkway. This intersection does not have a traffic signal and gets very busy at early peak hours.
- This project does not provide access to Butterfield Stage Road, which is a major feeder road to grocery stores and other shops/services. Most likely future residents of TTM 34676 trying to access to Butterfield Road and Highway 79S will take a shortcut thru Morgan Valley on Baystone Street and Starpoint Street. This will add significantly to early degradation of road surfaces, increase safety concerns children playing on the local streets, and other issues associated with increased traffic flow through residential neighborhoods.
- What additional funding and impacts to local school populations have been conducted? Currently, Great Oak High School is at maximum capacity.
- Tract 29473 and 29473-1 were completely built in 2007. The aerial topography on the proposed 34676 Map is not updated. With the exception of the lots in Saddleback Court, Fieldstone Court and Sagewind Court, it does not reflect the as-built grading and residential structures of Tract 29473 and 29473-1. It does not comply with the minimum information required per item 36 of the Subdivision and Development Matrix for the Application for Subdivision and Development: "When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property."
- The cross sections in the TTM are not drawn to scale and do not represent accurate the proposed improvements and grading with the existing back of the lots. The developer presented accurate good cross sections in the meeting of 3/26/2015. It is recommended that they are included in any revision in the TTM or provided together with future submittal.

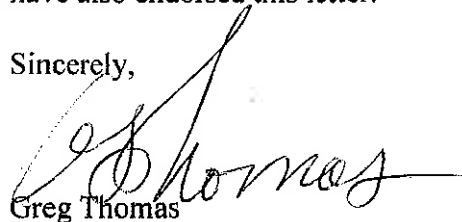
The residents of Morgan Valley request that the items above be sufficiently addressed, especially the studies related to traffic, light, noise, emissions, and security, prior to any approval by the County Planning Commission and subsequent County Supervisor approval. It is recommended that a second meeting with the developer be coordinated and held to address these issues and prior to any approvals.

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

The point of contact for the Morgan Valley Review Committee is Mr. Greg Thomas at (951) 591-1093, email: gsthomas63@gmail.com

Besides myself as the undersigned, the home owners with zip code 92592 on the following page have also endorsed this letter.

Sincerely,

A handwritten signature in cursive script that reads "Greg Thomas". The signature is written in black ink and is positioned above the printed name "Greg Thomas".

Greg Thomas

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

JOSHUA SCOTT PAINTER 34136 STARPOINT ST
TEMECULA CA 92592

Row Peterson 45125 RIVERSTONE CT TEMECULA CA

Amberly Watson 45132 RIVERSTONE CT TEMECULA CA

JAMES GEDDIE 45153 RIVERSTONE CT TEMECULA CA

MIKE BARUCY 45174 RIVERSTONE CT TEMECULA CA

MARGES JAVID 34294 Star Point St

WAYNE CORCORAN 45157 SADDLEBACK CT

BRANDON SMITH 45171 Saddleback Ct

RONALD LYMONLY 04/13/15 45136 SADDLEBACK CT

Ronald Moore

Don. Paul 45129 SADDLEBACK CT

Tom Hurst 45115 SADDLEBACK CT

Carla Thomas 45122 Saddleback Ct. Carla Thomas

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Brian + Lisa Balka 34091 Centerstone Circle Brian A. Balka

Sally Reynolds 34100 Centerstone Circle Sally Reynolds

JAMES CORSO 34077 Centerstone Circle James Corso

Michele Corso 34077 Centerstone Circle Michele Corso

NORMAN REYNOLDS 34100 CENTERSTONE CIRCLE Norman Reynolds

Patrick McAvey 34058 Centerstone Cir Patrick McAvey

Nargis Naseri 34044 Centerstone Cir. Nargis Naseri

Shafi Naseri 34044 Centerstone Cir Shafi Naseri

Meer Stanislaus Nazerainican 34086 Centerstone Circle Meer Stanislaus Nazerainican

Stephanie Koenigshter 34100 Centerstone Circle Stephanie Koenigshter

Chris Putits 34105 Center Stone Cir Chris Putits

ALISON MATHEW, 34030 CENTERSTONE CIRCLE Alison Mathew

BENITO PEREZ 34030 CENTERSTONE CIRCLE Benito Perez

Tjeerd Brink 34021 Centerstone Cie. Tjeerd Brink

Conce + Keli Loushin 45205 Rideau St. Conce + Keli Loushin


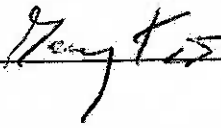
Ken Stovall 45227 Rideau St Ken Stovall

DENNIS KHANH 34047 Vandale Ct Dennis Khanh

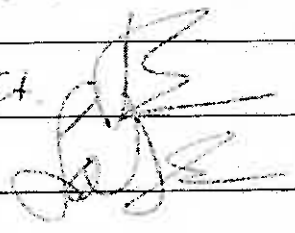
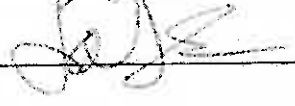
Tessa Khanh 34047 Vandale Ct. Tessa Khanh

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

20

Print Name	Address	Signature
Deborah Walters	34049 Centerstone	
David J Putits	34105 Center Stone Cir	Tenard Puelke
Gary Keenigshute	34106 centerstone circle	

~~L. Mary Walters 34049 Centerstone~~




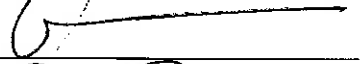

MICHAEL & LISA PIARINO	45261 RIDGEVIEW ST	
Bryce Schaefer	34086 Vandale Ct	
Laura Schaefer	"	

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Print Name	Address	Signature
Jeff HUANG	34061 Vandale ct	
Sharon Kim	34015 Vandale Ct.	
Brian Kim	34015 Vandale Ct	
Angel Bermudez	34103 Jade Ct.	
Debra Bermudez	34103 Vandale Ct.	

Mr. Mark Corcoran
Re. Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

~~RYAN JAEGER~~

~~LAUREL GLEN CIR~~

~~Willie Castro~~
Paul Konowski 45249 Laurel Glen Circle

Paul Gergel 45292 Laurel Glen Cir.

Paula Paula Gray 45628 Laurel Glen Cir

Randy Kniffin 45244 Laurel Glen Cir.

Russ Kamen Fox 45172 Laurel Glen Cir.

Mitchell Gray 45148 LAUREL GLEN CIRCLE

45100 Laurel Glen Circle

45052 Laurel Glen Cir

William Peppers 45045 Rideau St

Greg Korwin 33949 Stepstone Ct.

Greg K. Wells 33963 Stepstone Ct.

33986 Stepstone Ct

Jennifer Orr 33972 Stepstone Ct

Brad Allinson 33958 Stepstone Ct

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name	Address	Signature
Tom Baugh	34028 Vandale ct	Tom Baugh
RICK HANSON	34070 VANDALE CT	Rick Hanson
Vincant Orlando	34084 Vandale ct.	Vincant Orlando
Andrew Deitz	45141 Ridge St.	Andrew Deitz
David Moore	33945 Baystone St.	David Moore
KELLY DAREN	34001 BAYSTONE ST	Kelly Daren
Mark Talluto	33968 Baystone St	Mark Talluto
Maria Talluto	33968 Baystone st	Maria Talluto
Belen Diazdeleon	33954 Baystone St. Tomacala	Belen Diazdeleon

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

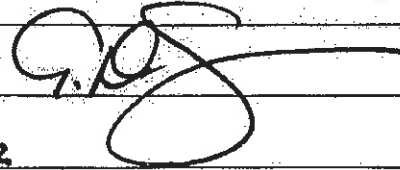
Address

Signature

Thomas M. DeSantis

45196 Laurel Glen Cir

Temecula, CA 92592



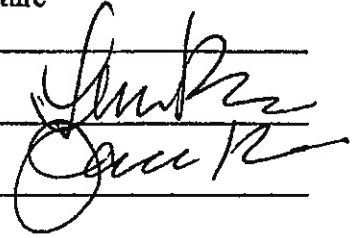
Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Jamal & Lisa Farha 45130 Marsanne St
Temecula, CA 92592



Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TIM #34676
April 13, 2015

Print Name


Address

Signature

DANIEL COLLETTÉ 34234 STARPOINT TEMECULA, CA 92592 *Daniel Collette*

Blank lined area for additional text or signature.

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name	Address	Signature
Richard L. Wilson	45610 Anza Road	

Last page to add

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Print Name	Address	Signature
Deanna Fox	45189 Rideau St.	Deanna Fox
Nathan Fox	45189 Rideau Street	Nathan Fox
John Hughes	34106 Centerstone Cir.	John Hughes
JENNIFER Hughes	34106 Centerstone	Jennifer Hughes
Nora Ventre	34073 Centerstone Cir	Nora Ventre
Steve Ventre	34073 Centerstone Cir	Steve Ventre
Staci Moran	45036 Tudal st	Staci Moran

County of Riverside Planning Department
Attn: Mark Corcoran
PO Box 1409
Riverside, CA 92502-1409

**Re: Public Hearing and Intent to Adopt a Mitigated Negative Declaration,
Tentative Tract
Map No. 34676, Change of Zone no. 7649**

Dear Mr. Corcoran,

The developer of this project and some of the residents of Morgan Valley and Morgan Hill met on 3/26/2015 during Spring break. Please keep in mind that approx 50-60 residents were present, many more wanted to attend but were out of town due to the break. Larry Markham made the presentation on behalf of Ed Gorman. Larry Markham stated that Mr. Gorman was willing to work with our community and come up with solutions to make everyone happy.

I along with my neighbors expressed GREAT concern that the proposed gated entrance/exit and road is to be located directly behind homes on Centerstone Cir and Vandale Court. The entrance and exit to this proposed development is located behind my wrought iron fence (34105 Centerstone Circle).

I am very concerned over the traffic noises that will occur due to the traffic volume, noises caused by acceleration and deceleration of vehicles, exhaust fumes from said vehicle, noises from a squeaky gate, noisy pin pad/telephone box that will be used at all hours of the day and night, bright lights in my backyard that shine into all of my bedroom windows. Also a complete loss of ALL privacy in my own backyard. Ed Gorman wants to install a plastic split rail fence!! This means EVERY SINGLE person who drives down the road can look directly across into all of my children's and our bedrooms. Also they will have a bird's eye view of my backyard as they are waiting at the gate.

I along with my neighbors asked if the proposed road and the entrance/exit gate could be moved further West onto Anza Road. We also requested to have the backyards of the proposed lots in TTM 34676 facing the backyards of our properties. This is the way all of the homes situated in neighboring development. Larry Markham stated that he and Ed would contact my wife and I and we would meet privately to discuss our concerns in depth, 19 days and counting and no contact from anyone!

Also Gorman used FHWA-RD-77-108 noise study. The core vehicle noise emission database for this model was collected in the mid 1970's! In this model no data was collected for vehicles on grade/hill (ANZA) or vehicles subject to interrupted-flow

conditions like toll booths, entering and exiting a gate! Every time a vehicle accelerates or decelerates the noise level is greatly affected.

Between 1993 and 1995, data were collected for over 6000 vehicle pass-bys at over 40 sites in 9 states across the country. FHWA TNM (Version 1.0) was released in March of 1998. The model was the culmination of six years of extensive research. It included a new/expanded vehicle noise emissions database and state-of-the-art acoustical algorithms.

Why was Ed Gorman allowed to use a old outdated databases when versions (1.0, 2.0, 2.5 and 3.0 are available) that is NOT capable of addressing the slope/grade on Anza Road or the interrupted traffic flow patterns that will be caused by the gate.

I am not naive I understood that when I purchased this house that eventually homes would be built behind us. Ed Gorman's proposed development is gated, so he can sell each home for more money. Gorman is proposing to install plastic split rail fences versus split block walls. This fence choice allows him to pinch more pennies and make more profit per lot. I do not feel that Gorman should be making a profit at the expense of my property values and those of my neighbors. Homes that border a gate and busy inlet roads are less desirable especially when those homes have no privacy because of said road. We cannot have our properties devalued. Ed Gorman has drawn the lots/development the way he has so our homes will be devalued while causing minimum disruption and home devaluation to his properties. Seems to me to be very unfair his profit at my expense.

Ed Gorman states in his proposed development will generate **211** daily trips Mon -Fri (ITE). There is NO discussion on trips for Saturday and Sunday. Per the 2009 National Household Travel Survey (NHTS) 85% of all travel start and end their travel at home between the hours of 6:00 a.m. and 7p.m. This means that every 4.34 minutes a car is traveling behind our homes on road "A". However this trip generation estimate does NOT include deliveries (furniture, groceries, dry-cleaning, electrician, plumber handyman etc) service trips (dog groomer, housekeeper, gardener, car washer, babysitter) and it does NOT include guest/visitor trips or the brining home of boats, RV's, trailers, jet ski' etc.

Per the 2009 NHTS surveys on average each home receives:

- 3 deliveries per month* 22 homes= 66 deliveries/30 days =2.2 deliveries a day
4.4 times a day vehicle is entering and exiting the gate..
- Let's assume that only 50% of the community have a gardener and housekeeper who come every 2 weeks.4.33 visits * 11 homes=47.63 visits a month/30 days=1.59 visit for service = **3.18** times a day vehicle is entering or exiting.
- NHTS sates that 2.53 round trips per driver per weekend (Sat & Sun)* 2.58 driver per household=6.52 trips per weekend per household * 22 homes = 143.44/71.72 round trips per day =**143.44** times day vehicle is entering or exiting on a weekend.

- delivery of the USPS mail 26 times a month/30 days .86 visits= 1.73 times a vehicle is entering or exiting a day
- also let us assume that 2.2 times a week someone family, friend, guest, boyfriend, girlfriend visits someone in your household $2.2 * 22 \text{ homes} = 48.4 * 52 / 12 / 30 \text{ days} = 6.99 \text{ visits} = \underline{13.98} times a day a vehicle enters or exists the gate.$

Using Gorman's figure of 211 trips plus the above figures (not including weekend trips) we now have a vehicle entering or exiting very 3.91 minutes.

There is currently a very serious drainage issue from the parcel owned by Mr. Gorman where TTM 34676 is proposed. It is affecting my property located at 34105 Center Stone Circle. There is massive infestation of rodents on his property that Ed Gorman has neglected he has not adequately maintained his property. These rodents have created a giant network of tunnels that end into my slope and has caused mudslides. Also my slope has become extremely unstable. When it rains, storm water is conveyed from the thousands of gopher tunnels in Gorman's property where TTM 34676 is proposed and discharges at the base of my slope. My slope is 8.5 to 9 feet tall. Also this network of tunnels has undermined our associations V-Ditch. it is now cracked in multiple spots along my property. This undermine and cracking of the association V-ditch has also created serious issues.

I have spoken to Ed Gorman's son regarding this issue in Jan 2015 and Larry Markham on 3-25-2015 at the meeting. Gorman's son promised that once the land dried that they would dig down compact the earth and eradicate the rodent infestation and Larry Markham promised us at the meeting that he and Ed would come and speak to us privately regarding this serious situation. We are still waiting!!

My wife spoke to Ed Gorman on 4-10-2015 at 8:50 a.m. he was behind our fence line cutting down the tree. She advised Ed Gorman of the infestation and hillside erosion. Ed Gorman stated he was cutting down the trees, and discing the field on Monday and that should take care of our problem. She advised Gorman that discing down 3-5 inches does nothing for tunnels that run 8.5 to 9 feet down inside my slope. Gorman stated on that Monday he would come by and speak to me. She also advised Gorman that we have multiple videos and detailed photos documenting the damage his rodent infestation property has caused. To date we have received no communication regarding repairs to my property or to the associations request that Gorman Repair the V-ditch.

This issue needs to be addressed immediately, and in the final design of TTM 34676, by including either a French drain and/or other drainage measures to prevent diversion of flows into my property. As drawn, the slope between the existing "V" ditch and the proposed street will continue to attract gophers or other rodents and continue adversely affecting my property.

In closing I am asking the planning committee ensure that this proposed development keep the homes in line with the area in comparable size. Also I am requesting that this proposed development share in our special assessment CFD 2003-15A Morgan Valley. the proposed development does not stand by itself. It is dependent on public water, sewer and storm drain that we all currently pay for. Why should this proposed development get a free ride that I pay for?

Thank you for listening to our concerns
David and Christine Putits
34105 Centerstone Cir
Temecula Ca 92595

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC 004821

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 34676 DATE SUBMITTED: 3-13-08

EA41920 C/F 605267
GAINC@MSN.COM

Applicant's Name: LAJ RANCH DEV., LLC E-Mail: LAJDRANCH@MSN.COM
ED GORMAN

Mailing Address: 39485 CALLE CONTENITO
TEMECHULA CA 92591
City State ZIP

Daytime Phone No: (951) 694-8494 Fax No: ()
CSLENGINEERING INC JEFF LEGRAND

Engineer/Representative's Name: _____ E-Mail: MARIA@FRACO.COM

Mailing Address: 12139 MOUNT VERNON AVE.
GRAND TERRACE CA 92313
City State ZIP

Daytime Phone No: (909) 824-7230 Fax No: (909) 824-7385

Property Owner's Name: SAME AS APPL. E-Mail: _____

Mailing Address: 39485 CALLE CONTENITO
TEMECHULA CA 92591
City State ZIP

Daytime Phone No: (951) 694-8494 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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

EDWARD M. GORMAN
PRINTED NAME OF APPLICANT

E M Gorman
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.

EDWARD M. GORMAN
PRINTED NAME OF PROPERTY OWNER(S)

E M Gorman
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 owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 952-250-014(OLD), 966-380-005-9(NEW)

Section: 23 Township: 8S Range: 2W

Approximate Gross Acreage: 10.27

General location (cross streets, etc.): North of AMZA RD., South of MONTE VERDE, East of PASCAL, West of BUTTERFIELD STAGE RD.

Thomas Brothers map, edition year, page number, and coordinates: 2002, 980, A4

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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):

19 LOT RESIDENTIAL DEVELOPMENT ON 10.29 ACRES

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ 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: BIO., ARCH., GEO.

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 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: 50,000 CYD EST.

Estimated amount of fill = cubic yards 50,000 CYD EST.

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither BALANCE SITE

What is the anticipated source/destination of the import/export?

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1037 MIN. 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

If yes, in which one of the following watersheds is it located (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) G M Gorman Date 3-12-08

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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:

TENTATIVE TRACT MAP NO. 34676 - CHANGE OF ZONE NO. 7649 – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: L & J Ranch Development LLC – Engineer/Representative: CSL Engineering – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** Proposed Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 11,000 square feet and one (1) detention basin and a change of zone from Residential Agriculture – Minimum Lot Size 10 Acres (R-A-10) to One Family Dwellings (R-1).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
APRIL 15, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Mark Corcoran, at 951-955-3025 or email mcorcora@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: Mark Corcoran
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/13/2015

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

APN (s) or case numbers TR 34676 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

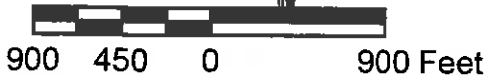
Expires on 9-1-15 MC

TR34676 (600 feet buffer)



Selected Parcels

966-431-006 966-411-011 966-421-002 966-401-002 966-430-001 966-380-004 966-430-004 966-430-010 966-430-017 966-430-003
 966-420-013 966-411-017 966-421-016 966-401-014 966-401-001 966-421-019 966-401-013 966-431-004 966-400-005 966-430-
 002
 966-430-016 966-430-005 966-421-009 966-411-008 966-400-001 966-430-020 966-411-003 966-401-004 966-411-015 966-401-005
 966-411-012 966-421-010 966-400-003 966-421-015 966-421-001 966-430-015 966-400-002 966-401-015 966-431-007 966-411-001
 966-401-007 966-401-003 966-411-019 966-411-010 966-421-003 966-430-018 966-411-016 966-401-010 966-401-016 966-411-013
 966-430-014 966-400-004 966-411-009 966-410-003 966-401-017 966-410-007 966-380-005 966-421-007 966-411-005 966-421-004
 966-410-009 966-421-005 966-420-019 966-401-008 966-420-022 966-411-004 966-401-009 966-431-005 966-420-021 966-380-
 002
 966-380-003 966-380-039 966-430-007 966-411-014 966-410-004 966-420-020 966-410-008 966-430-012 966-401-006 966-411-007
 966-401-012 966-410-006 966-380-009 966-380-008 966-421-017 966-380-041 966-421-006 966-421-008 966-411-002 966-411-018
 966-430-006 966-430-011 966-430-013 966-410-005 966-430-021 966-421-014 966-401-011 966-430-019 917-300-001 966-421-018
 966-411-006



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: 966380003, APN: 966380003
MORGAN VALLEY COMMUNITY ASSN
16845 VON KARMEN STE 200
IRVINE CA 92606

ASMT: 966400002, APN: 966400002
MARILYN MENDOZA, ETAL
34192 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380004, APN: 966380004
ANZA BUTTERFIELD ROAD 34
13240 EVENING CREEK 316
SAN DIEGO CA 92128

ASMT: 966400003, APN: 966400003
KAREN BARTZ WIGGINS, ETAL
34206 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380005, APN: 966380005
JUDITH GORMAN
43980 MAHLON VAIL NO 1302
TEMECULA CA 92592

ASMT: 966400004, APN: 966400004
JACINTA LAGMAN, ETAL
34220 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380009, APN: 966380009
REDHAWK VALLEY II
C/O DAN STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 966400005, APN: 966400005
MARJEAN COLLETTE, ETAL
34234 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380039, APN: 966380039
MORGAN VALLEY COMMUNITY ASSN
C/O PULTE HOME CORP
2 TECHNOLOGY
IRVINE CA 92618

ASMT: 966401001, APN: 966401001
CHAD BARRY
34269 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380041, APN: 966380041
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 966401002, APN: 966401002
KAREN BERRIOS, ETAL
34255 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966400001, APN: 966400001
MARTHA DITONTO, ETAL
34178 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966401003, APN: 966401003
GRETCHEN KUCK
45130 SAGEWIND CT
TEMECULA, CA. 92592

Reviewed: MC 3-1-15



ASMT: 966401004, APN: 966401004
ERIC WEBER
45144 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401011, APN: 966401011
STACEY VASQUEZ, ETAL
45140 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401005, APN: 966401005
NATALIE KODA, ETAL
45158 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401012, APN: 966401012
RICHELE JEMIOLA, ETAL
45154 FIELDBROOK CT
TEMECULA CA 92592

ASMT: 966401006, APN: 966401006
RACHEL MILLER REIF, ETAL
45165 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401013, APN: 966401013
NANCY TROUT, ETAL
45168 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401007, APN: 966401007
ALLISON TRAPP, ETAL
45151 SAGEWIND CT
RIVERSIDE CA 92592

ASMT: 966401014, APN: 966401014
CARLOS CORNEJO
45161 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401008, APN: 966401008
DEBBIE RODGERS, ETAL
45137 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401015, APN: 966401015
MARION STEWART, ETAL
45147 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401009, APN: 966401009
KRISTI GRANT, ETAL
45123 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401016, APN: 966401016
LUCINDA ROWELL, ETAL
45133 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401010, APN: 966401010
MELINDA JUSTICE, ETAL
45126 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401017, APN: 966401017
KERIN SHIMOZONO, ETAL
P O BOX 893278
TEMECULA CA 92589

ASMT: 966410003, APN: 966410003
LEANNE HARDESTY, ETAL
34080 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411001, APN: 966411001
CARLA THOMAS, ETAL
45122 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410004, APN: 966410004
NARGES JAVID
34094 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411002, APN: 966411002
RONALD MORRIS
45136 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410005, APN: 966410005
BLANCA KHAN, ETAL
34108 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411003, APN: 966411003
ELEANOR SEISE, ETAL
45150 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410006, APN: 966410006
LINDY SABBARA, ETAL
34122 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411004, APN: 966411004
CINDY SPANO, ETAL
45164 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410007, APN: 966410007
COURTNEY PAINTER, ETAL
34136 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411005, APN: 966411005
PAMELA MOSES, ETAL
45171 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410008, APN: 966410008
MARIA ANDRES, ETAL
10416 MISTY REDWOOD TRAIL
FORT WORTH TX 76177

ASMT: 966411006, APN: 966411006
KAREN CORCORAN, ETAL
45157 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410009, APN: 966410009
REBECCA MORA, ETAL
34164 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411007, APN: 966411007
CHRISTIAN TAFOYA, ETAL
45143 SADDLEBACK CT
TEMECULA, CA. 92592

Reviewed: ML 3-1-15

ASMT: 966411008, APN: 966411008
DONALD PARK
45129 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411015, APN: 966411015
ERIC YAN
45167 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411009, APN: 966411009
SUSAN HURST, ETAL
45115 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411016, APN: 966411016
DYANA GEDDIE, ETAL
45153 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411010, APN: 966411010
DONNA BADALAMENTI, ETAL
45118 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411017, APN: 966411017
BRYAN KING
45139 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411011, APN: 966411011
AMBERLY WATSON, ETAL
45132 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411018, APN: 966411018
LORI PETERSEN, ETAL
45125 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411012, APN: 966411012
ERIKA LUNDQUIST, ETAL
45146 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411019, APN: 966411019
HAROLD COLEMAN
45111 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411013, APN: 966411013
JANET BENJAMIN
45160 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420013, APN: 966420013
DEBRA NAMETH, ETAL
33991 STEPSTONE CT
TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
MICHAEL BARNEY, ETAL
C/O MICHAEL D BARNEY
45174 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420019, APN: 966420019
MARIA TALLLUTO, ETAL
33968 BAYSTONE ST
TEMECULA, CA. 92592

Revised: ml 3-1-15



ASMT: 966420020, APN: 966420020
SHERRY CHEN, ETAL
33982 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421005, APN: 966421005
SARAH PETERSON, ETAL
45178 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966420021, APN: 966420021
THERESA LIVACCARI, ETAL
24040 CAM DEL AVION A209
MONARCH BEACH CA 92629

ASMT: 966421006, APN: 966421006
DENISE BLEDSOE, ETAL
34015 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966420022, APN: 966420022
JOAN CALINISAN, ETAL
45063 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421007, APN: 966421007
SUSAN PARKER, ETAL
34001 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421001, APN: 966421001
GARY KAZANJIAN
45082 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421008, APN: 966421008
JESSICA FLORES, ETAL
33987 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421002, APN: 966421002
JANET LICITRA, ETAL
45106 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421009, APN: 966421009
WENDY FORSBERG, ETAL
33973 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421003, APN: 966421003
LISA PUCCINI FARHA, ETAL
45130 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421010, APN: 966421010
EUNICE YOO
C/O GGC GROUP
3100 CURLY HORSE WAY
NORCO CA 92860

ASMT: 966421004, APN: 966421004
LA VERNE WHITE
42300 CEE CEE RD
TEMECULA CA 92592

ASMT: 966421014, APN: 966421014
DAPHENIE BAUGH, ETAL
34028 VANDALE CT
TEMECULA, CA. 92592

Revised: M 3-1-15



ASMT: 966421015, APN: 966421015
FRANK BORAO
34042 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430003, APN: 966430003
SHARON KIM, ETAL
34075 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421016, APN: 966421016
LAURA SCHAEFER, ETAL
34056 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430004, APN: 966430004
ARIEL HUANG
34061 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421017, APN: 966421017
MARY HANSON, ETAL
34070 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430005, APN: 966430005
TESSA KHANH, ETAL
33629 PEBBLE BROOK CIR
TEMECULA CA 92592

ASMT: 966421018, APN: 966421018
COLLEEN ORLANDO, ETAL
34084 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430006, APN: 966430006
ARIAN SIDDIQI, ETAL
34033 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421019, APN: 966421019
PATRICIA WOOLLEY, ETAL
34098 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430007, APN: 966430007
KAREN ADCOCK, ETAL
34019 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430001, APN: 966430001
DEBRA BRISBOIS BERMUDEZ, ETAL
34103 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430010, APN: 966430010
ALISON MATHEW, ETAL
34030 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430002, APN: 966430002
DAVID CAPELOUTO
1955 CHERRYWOOD ST
VISTA CA 92081

ASMT: 966430011, APN: 966430011
NARGIS NASERI, ETAL
34044 CENTERSTONE CIR
TEMECULA, CA. 92592

Reviewed: me 3-1-15



ASMT: 966430012, APN: 966430012
JEANY MCAVOY, ETAL
34058 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430019, APN: 966430019
AMY JOSSE, ETAL
34063 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430013, APN: 966430013
NEVA VENTRE, ETAL
34072 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430020, APN: 966430020
DWAYNE CHONG
34049 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
MEERWEIS STANISAI, ETAL
34086 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430021, APN: 966430021
ALMA FERSTLE, ETAL
34035 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
STEPHANIE KOENIGSHOFER, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431004, APN: 966431004
LISA MARIE BELLOVICH, ETAL
45590 ANZA RD
TEMECULA CA 92592

ASMT: 966430016, APN: 966430016
CHRISTINE PUTITS, ETAL
34105 CENTER STONE CIR
TEMECULA, CA. 92592

ASMT: 966431005, APN: 966431005
HELEN HADDAD, ETAL
45580 ANZA RD
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
LISA BALK, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
45570 ANZA ROAD REVOCABLE LIVING TRUST
C/O DOMINIQUE DEXTER
P O BOX 4159
GLENDALE CA 91222

ASMT: 966430018, APN: 966430018
MICHELE CORSO, ETAL
34077 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
MONA ROYAL, ETAL
45560 ANZA RD
TEMECULA, CA. 92592

Removal: in 3-1-15



Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Temecula Valley Unified School District
Facilities Development
31350 Rancho Vista Road
Temecula, CA 92592

Southern California Company
Attn: Tim Pearce
251 East 1st Street
Beaumont, CA 92223-2903

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Road
Perris, CA 92570

L & J Ranch Development
Attn: Ed Gorman
43980 Mahlon Vail Circle, #1302
Temecula, CA 92592

Markham Development
Attn: Larry Markham
41635 Enterprise Circle, Suite B
Temecula, CA 92590

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR34676 / CZ 7649 / EA 41920

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.

The proposed project includes a request to subdivide a 10.27 acre lot into 22 individual lots for single family residential development and change the existing zone of Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwelling, 11,000 Square Foot Minimum (R-1-11000). The project area is located in an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan. The project site is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road and may be identified with Riverside County Assessor's Parcel Number (APN) 966-380-005. The Initial Study, Environmental Assessment No. 41920, identified potentially significant impacts to Biological Resources, Cultural Resources, and Hydrology / Water Quality and further found that these impacts will be mitigated to be less than significant by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other potentially significant impacts were identified.

COMPLETED/REVIEWED BY:

By: Mark Corcoran Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Ed Gorman Date Submitted: March 27, 2008

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 Mark Corcoran at 951-955-3025.

Revised: 3/25/15

Y:\Planning Case Files-Riverside office\TR34676\DH-PC-BOS Hearings\DH-PC\TR34676 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41920 ZCFG05267

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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

77-588 El Duna Court, Suite H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TR34676 / CZ07649 / EA41920

Project Title/Case Numbers

Mark Corcoran

County Contact Person

951-955-3025

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

L&J Ranch Development c/o Ed Gorman

Project Applicant

39485 Calle Contenido, Temecula, CA 92591

Address

Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.

Project Location

The project includes a Schedule "A" subdivision of 10.27 acres into 22 residential lots with a minimum lot size of 11,000 square feet and one open space lot, and a Change of Zone from Residential Agricultural - ten acre minimum (R-A-10) to One family residential - 11,000 square foot minimum lot size (R-1-11000).

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. An Mitigated Negative Declaration was prepared for 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
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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

Project Planner

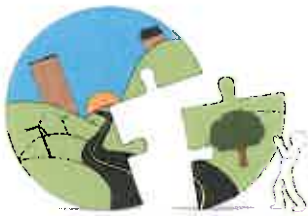
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42629 ZCFG 06006

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR34676 / CZ 7649 / EA 41920

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: Mark Corcoran Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Ed Gorman Date Submitted: March 27, 2008

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 Mark Corcoran at 951-955-3025.

Revised: 3/25/15

Y:\Planning Case Files-Riverside office\TR34676\DH-PC-BOS Hearings\DH-PC\TR34676 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41920 ZCFG05267

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0801894

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: L&J RANCH DEV LLC \$64.00
paid by: CK 1059
CA FISH & GAME FEE FOR EA41920
paid towards: CFG05267 CALIF FISH & GAME: DOC FEE
at parcel: 45551 ANZA RD TEM
appl type: CFG3

By _____ Mar 27, 2008 14:34
WCHEN posting date Mar 27, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1503551

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: L&J RANCH DEV LLC \$2,210.00
paid by: CK 6085
paid towards: CFG05267 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA41920
at parcel #: 45551 ANZA RD TEM
appl type: CFG3

By _____ Apr 01, 2015 15:45
MGARDNER posting date Apr 01, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No. X.X
Riverside County Planning Commission
Tentative Tract Map No. 34676
Change of Zone No. 7649

Vicinity Map
RIVERSIDE COUNTY PLANNING DEPARTMENT
CD7649 TR34676
Date Issued: 03/22/2011



Location Map
RIVERSIDE COUNTY PLANNING DEPARTMENT
CD7649 TR34676
Date Issued: 03/22/2011







