



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

AUGUST 3, 2016

**PLANNING
COMMISSIONERS
2016**

1st District

Charissa Leach
Chairman

2nd District

Aaron Hake
Vice Chairman

3rd District

Ruthanne Taylor
Berger

4th District

Bill Sanchez

5th District

Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • RIVERSIDE COUNTY PLANNING COMMISSION

CITY OF PERRIS
COUNCIL CHAMBERS
101 N. D STREET
PERRIS, CA 92570

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: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 1.1 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31374** – Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of Union Avenue – 5.23 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: This proposal is to subdivide 5.23 acres of 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 sq. ft. and one (1) detention basin – **REQUEST:** First

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

Extension Of Time Request for Tentative Tract Map No. 31374, extending the expiration date to November 8, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

- 1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32026** – Applicant: Erik Lunde – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Rural Community: Very Low Density Residential (RC-VLDR), Community Development: Medium Density Residential – Location: Southerly of Grand Ave, westerly of Doolittle Ct., and easterly of Mountainous Dr. – 89.9 Gross acres – Zoning: One Family Dwelling (R-5) Five Acre Minimum, One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000) – Approved Project Description: Schedule A subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
 - 1.3 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31687** – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agriculture (R-A) and Rural Residential (R-R) – Approved Project Description: Schedule: B – to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities on the previously approved Tentative Map (TR32165) by changing from sewer to septic and adjusting minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. This will result in a reduction of lots from 78 to 72. With the changes the project is a schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres – **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 31687, extending the expiration date to September 18th, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
 - 1.4 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32064M1** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue and westerly of Hansen Avenue – 31.4 Gross acres – Zoning: Residential Agriculture – (R-A) – Approved Project Description: Schedule B – to subdivide 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin. **REQUEST:** Second Extension Of Time Request for Tentative Tract Map No. 32064m1, extending the expiration date to May 25th, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
 - 1.5 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32065 M1** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Rowley Lane, Southerly of Montgomery Avenue and Easterly of 6th Street – 64.5 Gross acres – Zoning: Residential Agriculture – (R-A) – Approved Project Description: Schedule B – subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road. **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 32065 M1, extending the expiration date to May 25th, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 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**

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:**3.1 NONE****PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:**

- 4.1 GENERAL PLAN AMENDMENT NO. 1122 (Agriculture Foundation and Entitlement/Policy), ORDINANCE NO. 348.4840, CHANGE OF ZONE NO. 7902, ENVIRONMENTAL IMPACT REPORT NO. 548** – Intent to Certify Environmental Impact Report - Applicant: County Initiated Proposal – All Supervisorial Districts – Various Area Plans – Various Zoning Areas/Districts – Zone: Various zones at individual project sites – Location: Various County-wide Locations – Project Size: 4,856 gross acres – **REQUEST:** Revise the existing Housing Element in order to adopt a 5th cycle Housing Element in accordance with California Department of Housing and Community Development Regulations; revise 10 General Plan Area Plans ; revise the Land Use Element and Safety Element to comply with SB244 and SB1241; revise the Highest Density Residential (HHDR) land use designation; revise and rename the Mixed Use Planning Area (MUPA) land use designation to Mixed Use Area (MUA), and expand the definition of uses and intent of the MUA designation; and redesignate approximately 4,856 acres to either MUA or HHDR to allow future development intended to meet the Regional Housing Needs Assessment (RHNA). Ordinance No. 348.4840 proposes to add two new zone classifications, Highest Density (R-7) and Mixed-Use (MU), to implement the HHDR and MUA Land Use Designations proposed by GPA No. 1122, Change of Zone No. 7902 proposes to rezone areas that were designated MUA or HHDR through GPA No. 1122 to either MU or R-7 zone. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.
- 4.2 CHANGE OF ZONE NO. 7910** – No New Environmental Documentation is Required – Applicant: Mohsen and Gilda Tavoussi – Engineer/Representative: Shahriar Etemadi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (10 Acre Minimum.) – Temecula Valley Wine Country Policy Area - Winery District – Location: Northerly of Santa Rita Road, southerly of Monte Verde Road, easterly of Anza Road and westerly of Los Caballos Road - 20 Gross Acres – Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) – **REQUEST:** Change of Zone to Wine Country - Winery (WC-W) Zone Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.
- 4.3 CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2, AMENDED NO. 3** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Acker-Stone – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan -General Plan: Rural Residential (R-R) – Location: Easterly of Temescal Canyon Road and northerly of Horsethief Canyon Road – 6.38 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The proposal is to delete condition No. 24 of Conditional Use Permit (CUP2931) related to the expiration of permit. In addition, the applicant proposes to expand the storage area an additional 9.98 Gross Acres which two additional parcels. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.
- 4.4 CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2** – Exempt from CEQA – Owner/Applicant: Daniel Heermann – Eng/Rep: The Altum Group – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley: Community Development: High Density Residential (HDR) (8-14 D.U./Ac) – Location: South of Dillon Road and Aurora Road, west of Langlois Road, and east of Corkill Road – Zoning: Controlled Development Areas (W-2) – 15.8 Acres - **REQUEST:** Conditional Use Permit to extend the life of an existing “Permanent Occupancy” recreational vehicle (RV) park (Section 19.98b, Ordinance 348) by 15 years to July 1, 2031. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA


7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

1.1

Agenda Item No.
Area Plan: Elsinore
Zoning Area: Lakeland Village
Supervisory District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 31374
FIRST EXTENSION OF TIME
Applicant: Neil D. Gascon


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 square feet and one (1) open space detention basin.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31374

BACKGROUND:

The Tentative Tract Map No. 31374 was originally approved by the Planning Commission on August 31, 2005. It proceeded to the Board of Supervisors along with Change of Zone 7103 and both were approved on November 8, 2005.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of eleven (11) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 2, 2016) indicating the acceptance of the eleven (11) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

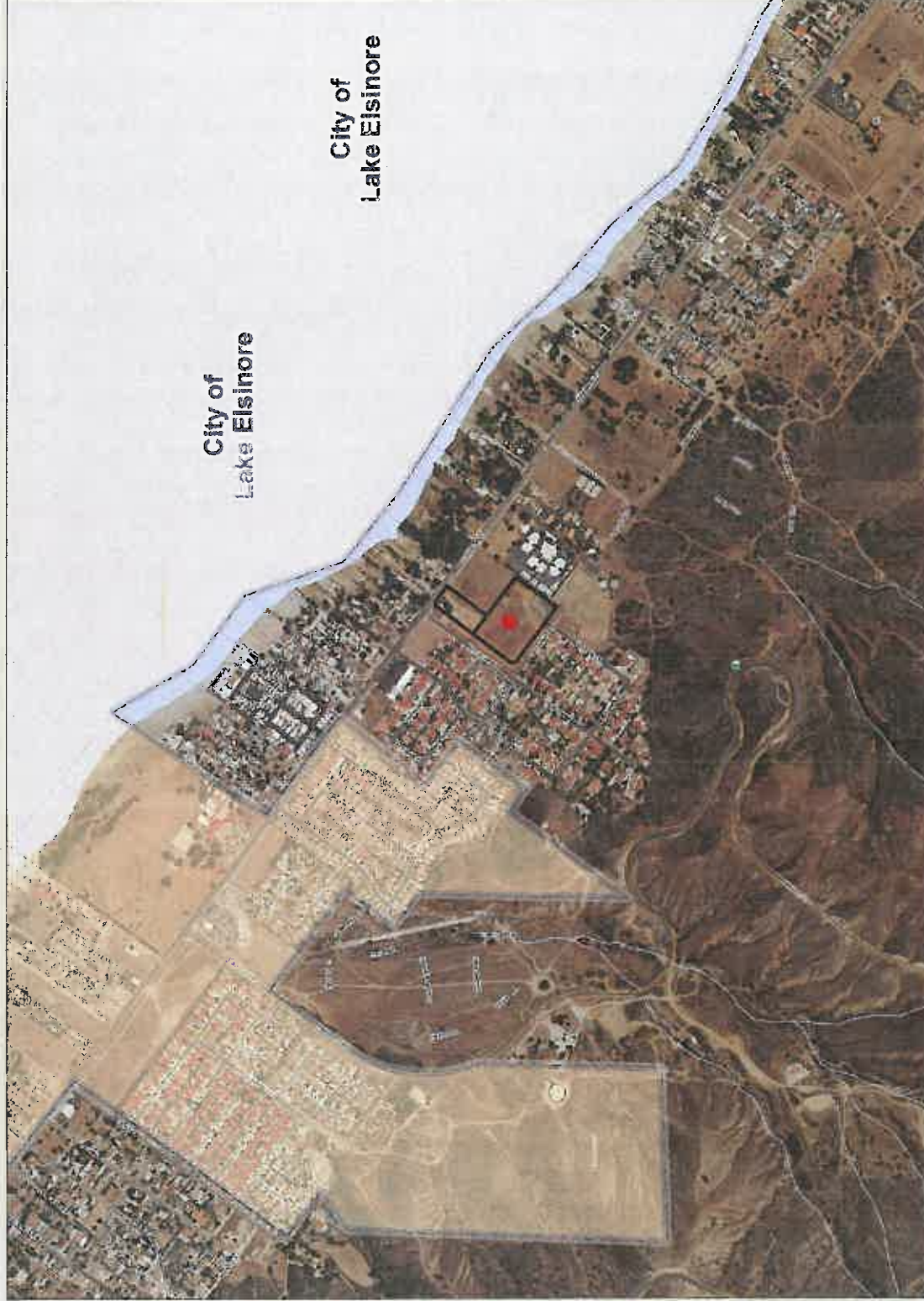
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 8, 2016. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

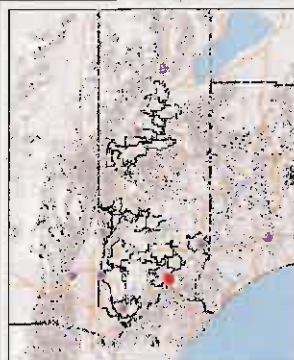
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31374, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 8, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

PM31374
Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



2,867 Feet

1,433



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© Riverside County RCIT GIS

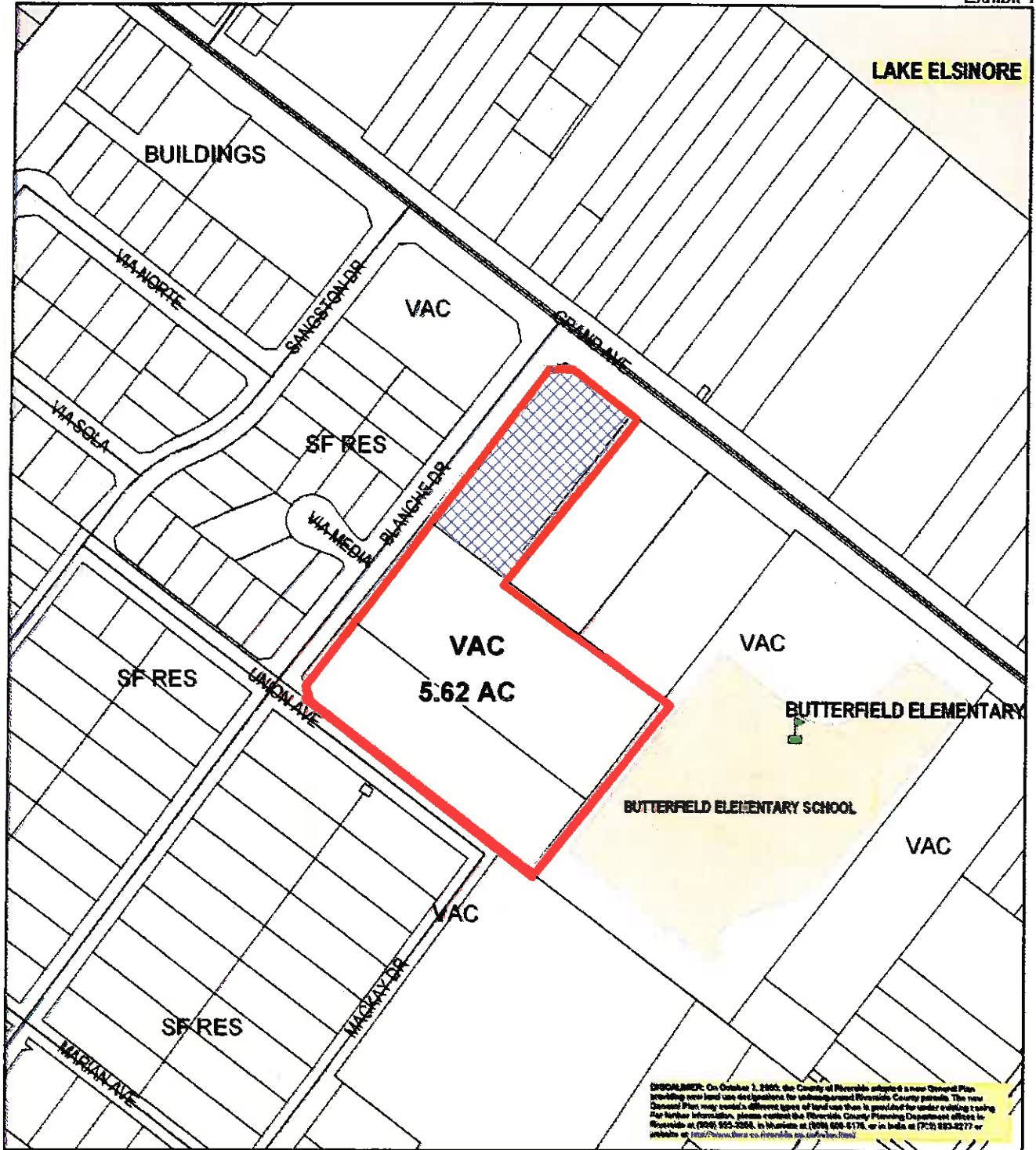


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Lakeland Village**
Township/Range: T6SR5W
SECTION: 14



ASSESSORS 381-30
BK. PG.
THOMAS 866 A7
BROS.PG

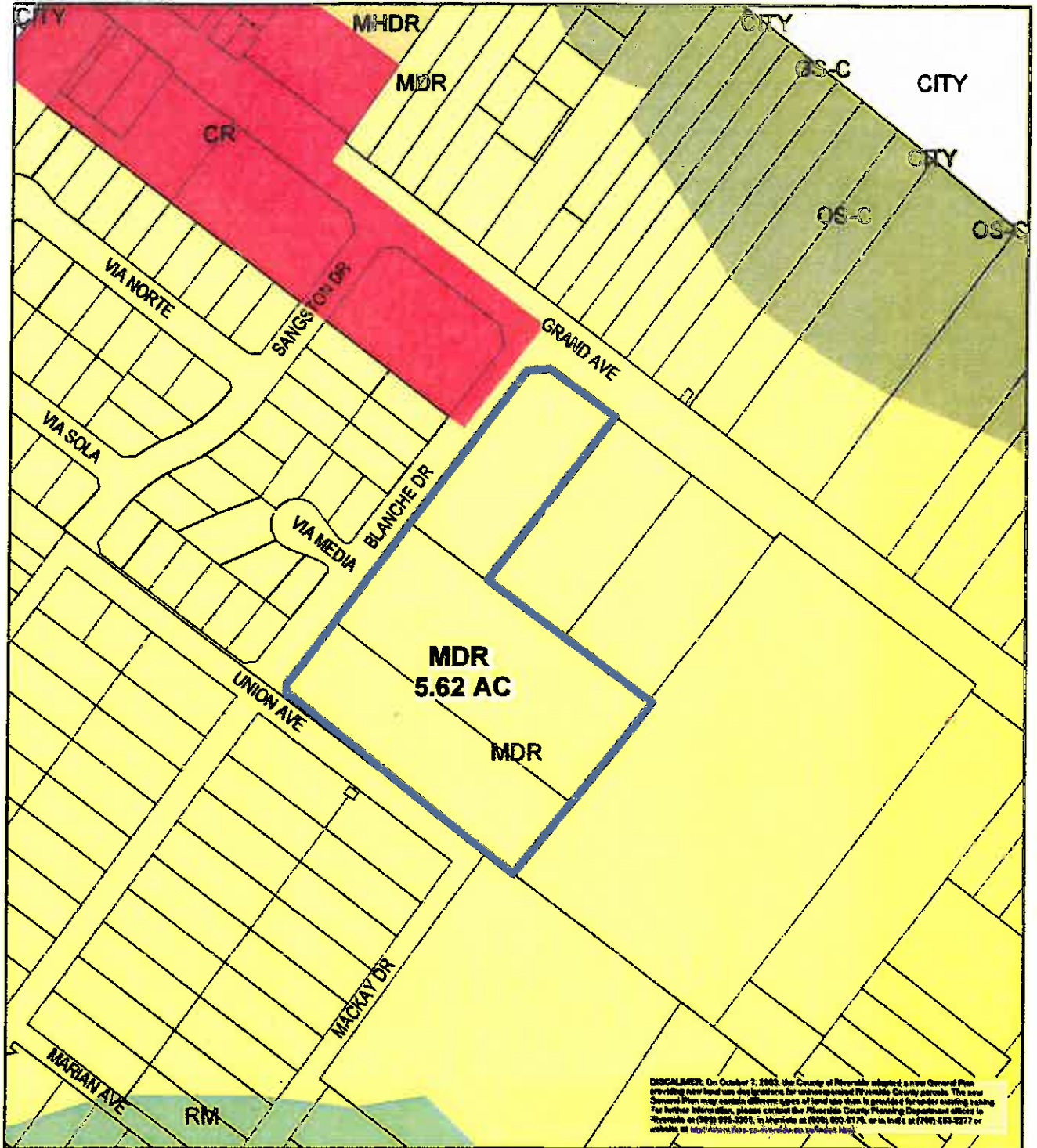


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: **T6SR5W**
Section : 14



ASSESSORS 381-30
BK. PG.
THOMAS 866 A7
BROS.PG



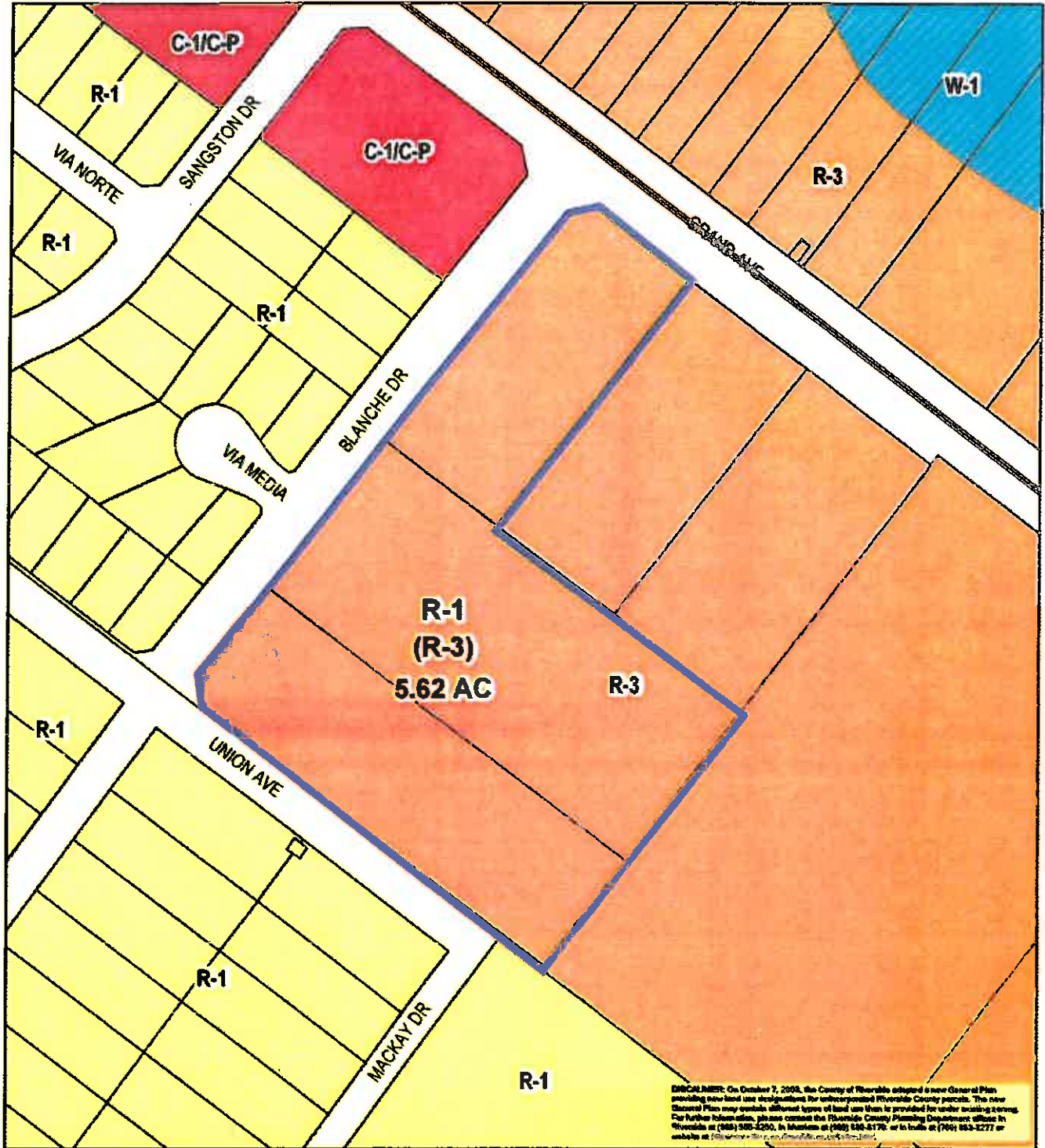
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may provide different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-2000, in Murietta at (909) 600-6176, or in Indio at (760) 833-6277 or website at <http://www.riversideca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: **T6SR5W**
Section: **14**



ASSESSORS
BK. PG. 381-30
THOMAS 866 A7
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RIVERSIDE COUNTY PLANNING DEPARTMENT

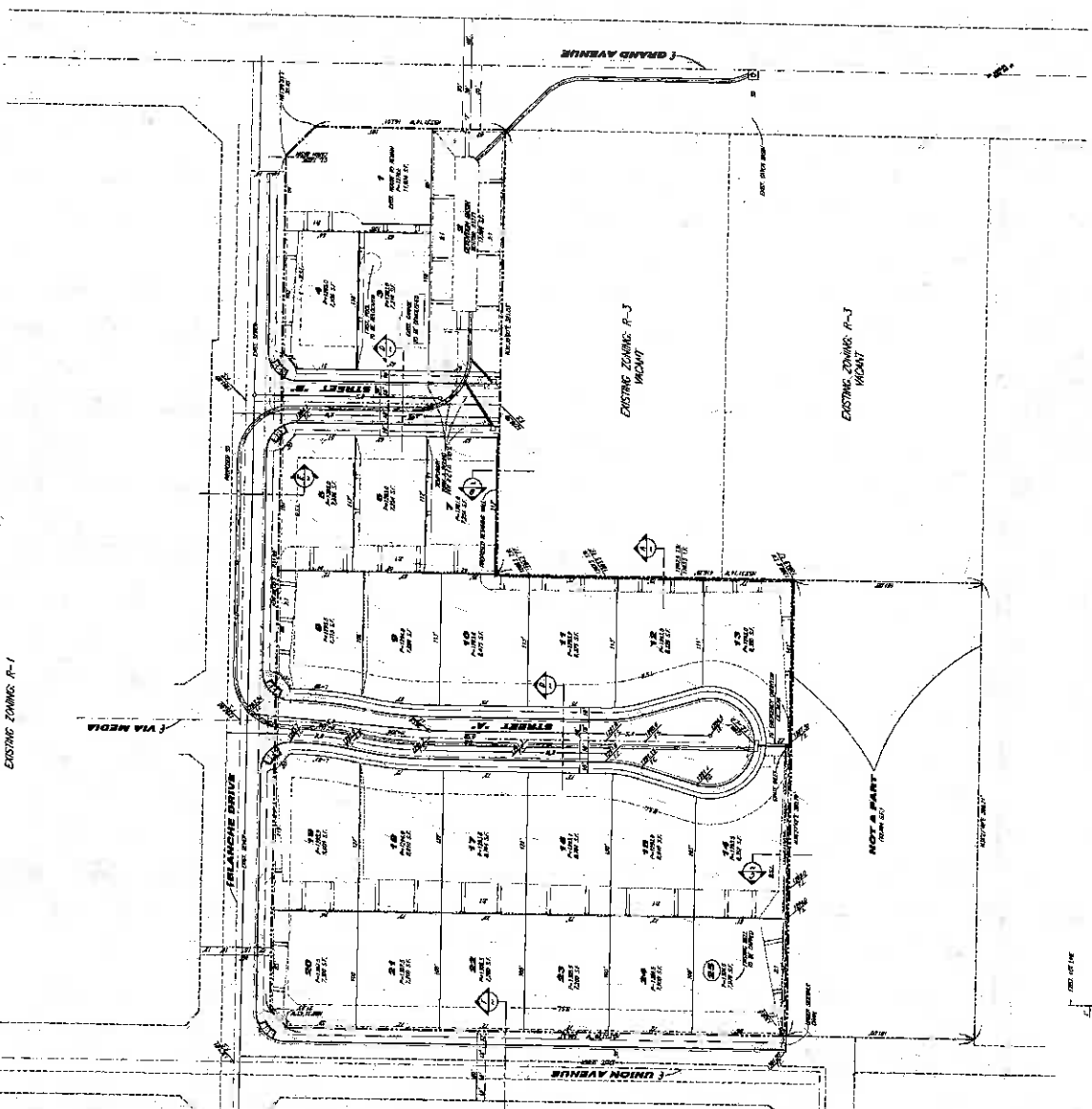
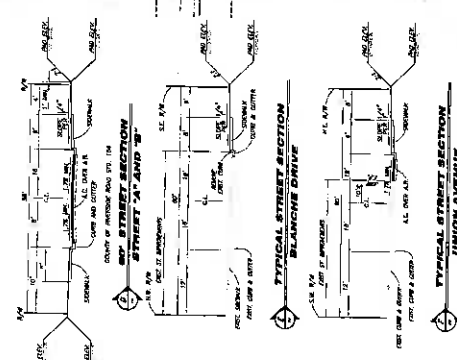
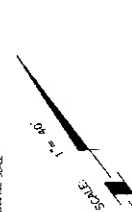
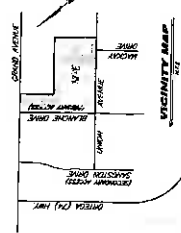
Zone: **Lakeland Village**
 District:
 Township/Range: **T6SR5W**
 Section: **14**



ASSESSORS
 BK. PG. **381-30**
 THOMAS
 BROS.PG **866 A7**

SCHEDULE "A" AMENDMENT NO. 2 TENTATIVE TRACT MAP 31374

LEGAL DESCRIPTION: PORTIONS OF PARCELS 1 AND 4 OF PARCEL MAP 8991, AS BEG. MAP. ON FILE IN BOOK 68, PAGE 79, OF PARCEL MAPS, INCLUSIVE OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SB9M, EXISTING ZONING: R-1



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- PLAN LEGEND:**
- PROPOSED LOT
 - EXISTING LOT
 - PROPOSED DRIVE
 - EXISTING DRIVE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED CURB
 - EXISTING CURB
 - PROPOSED UTILITY
 - EXISTING UTILITY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED ENCROACHMENT
 - EXISTING ENCROACHMENT
 - PROPOSED SETBACK
 - EXISTING SETBACK
 - PROPOSED CORNER
 - EXISTING CORNER
 - PROPOSED INTERSECTION
 - EXISTING INTERSECTION
 - PROPOSED DRIVEWAY
 - EXISTING DRIVEWAY
 - PROPOSED ALLEY
 - EXISTING ALLEY
 - PROPOSED WALKWAY
 - EXISTING WALKWAY
 - PROPOSED BIKEWAY
 - EXISTING BIKEWAY
 - PROPOSED FENCE
 - EXISTING FENCE
 - PROPOSED SIGN
 - EXISTING SIGN
 - PROPOSED LIGHT
 - EXISTING LIGHT
 - PROPOSED TREE
 - EXISTING TREE
 - PROPOSED PLANT
 - EXISTING PLANT
 - PROPOSED LANDSCAPE
 - EXISTING LANDSCAPE
 - PROPOSED HEDGING
 - EXISTING HEDGING
 - PROPOSED BOUNDARY
 - EXISTING BOUNDARY
 - PROPOSED ADJACENT
 - EXISTING ADJACENT
 - PROPOSED NEIGHBOR
 - EXISTING NEIGHBOR
 - PROPOSED OWNER
 - EXISTING OWNER
 - PROPOSED APPLICANT
 - EXISTING APPLICANT
 - PROPOSED COUNTY
 - EXISTING COUNTY
 - PROPOSED STATE
 - EXISTING STATE
 - PROPOSED FEDERAL
 - EXISTING FEDERAL
 - PROPOSED INTERNATIONAL
 - EXISTING INTERNATIONAL
- APPLICANT'S ADDRESS:**
1415 W. 14TH STREET, RIVERSIDE, CALIFORNIA 92507
TEL: (951) 514-1000
- ENGINEER:**
JAMES W. HARRIS
1415 W. 14TH STREET, RIVERSIDE, CALIFORNIA 92507
TEL: (951) 514-1000

EXISTING SCHOOL SITE

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/00
2	ISSUED FOR PERMITTING	10/15/00
3	ISSUED FOR PERMITTING	10/15/00
4	ISSUED FOR PERMITTING	10/15/00
5	ISSUED FOR PERMITTING	10/15/00
6	ISSUED FOR PERMITTING	10/15/00
7	ISSUED FOR PERMITTING	10/15/00
8	ISSUED FOR PERMITTING	10/15/00
9	ISSUED FOR PERMITTING	10/15/00
10	ISSUED FOR PERMITTING	10/15/00


Extension of Time Environmental Determination

Project Case Number: TR31374
Original E.A. Number: EA39716
Extension of Time No.: First
Original Approval Date: November 8, 2005
Project Location: South of Grand Avenue, East of Blanche Drive, and North of Union Avenue _____

Project Description: to subdivide 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 square feet and one (1) detention basin. _____

On November 8, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
Tim Wheeler, Urban Regional Planner III

Date: July 8, 2016
For Steve Weiss, Planning Director

Anza Butterfield Road 34 LLC

33175 Temecula PKWY #A-533

Temecula, CA 92592-7310

T: 951 323 6700 E: ngascon3@verizon.net



February 2, 2016

Roger Arroyo, Urban Regional Planner III

VIA EMAIL: roarroyo@rctfma.org, and

County of Riverside Planning Department

HARD COPY

4080Lemon St. 12th Floor

Riverside, CA 925

RE: Tract Map # TR 31374-Time Extension of Expiration Date

Dear Mr. Arroyo,

In connection with the "Application of Time" Filed September 4, 2015 and the new Conditions of Approval I received on January 27, 2016, a copy of which is attached hereto, this letter is our acceptance of the new Conditions of Approval and continuing request the "First" one-year extension of time be granted, extending the date of expiration from November 8, 2015 to November 8, 2016.

Please advise me if you require any additional information.

Best Regards,

A handwritten signature in black ink, appearing to read "Neil D. Gascon", followed by a horizontal line.

Neil D. Gascon

President and Managing Member



TRACT MAP Tract #: TR31374

Parcel: 381-300-010

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT1- WATER AND SEWER SERVICE

RECOMMND

TR31374 is proposing potable water service and sanitary sewer service from Elsinore Valley Municipal Water District (EVMWD). 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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- WATER & SEWER WILL SERVE

RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sanitary sewer service.

TRANS DEPARTMENT

50.TRANS. 36 MAP-(EOT1) SIGNING & STRIPING

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1-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

TRACT MAP Tract #: TR31374

Parcel: 381-300-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 EOT1-BMP CONST NPDES PERMIT (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

60.E HEALTH. 2 EOT1- ECP PHASE I REQUIRED

RECOMMND

A Phase I Environmental Site Assessment (ESA) is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanup Program (ECP). If there are any additional questions, please contact ECP at (951)955-8980.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 MAP -(EOT1) WASTE RECYCLE PLAN

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

TRACT MAP Tract #: TR31374

Parcel: 381-300-010

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

TRANS DEPARTMENT

90.TRANS. 5 MAP - (EOT1) 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 #: TR31374

Parcel: 381-300-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - (EOT1) 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 #: TR31374

Parcel: 381-300-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP-(EOT1) GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 7 MAP - (EOT1) 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 Grand Avenue and Blanche Drive.

WASTE DEPARTMENT

90.WASTE. 1 MAP -(EOT1) WASTE REPORTING FO RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



Carolyn Syms Lunu
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR 31374 DATE SUBMITTED: September 4, 2015

Assessor's Parcel Number(s): 381-300-010 and 381-300-012

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: November 8, 2005

Applicant's Name: Neil D. Gascon E-Mail: ngascon3@verizon.net

Mailing Address: 33175 Temecula Pkw #A-533
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 323-6700 Fax No: (N/A)

Property Owner's Name: Anza Butterfield Road 34, LLC E-Mail: ngascon3@verizon.net

Mailing Address: 33175 Temecula Pkw #A-533
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 323-6700 Fax No: (N/A)

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"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Neil D. Gascon

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

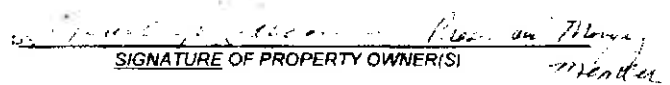
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Anza Butterfield Road 34, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)


PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

Agenda Item No. **1.2**
Area Plan: Elsinore
Zoning Area: South Elsinore
Supervisory District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 32026
FIRST EXTENSION OF TIME
Applicant: Erik Lunde


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026

BACKGROUND:

The Tentative Tract Map No. 32026 originally was approved by the Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone 7032 and both were approved on June 23, 2009.

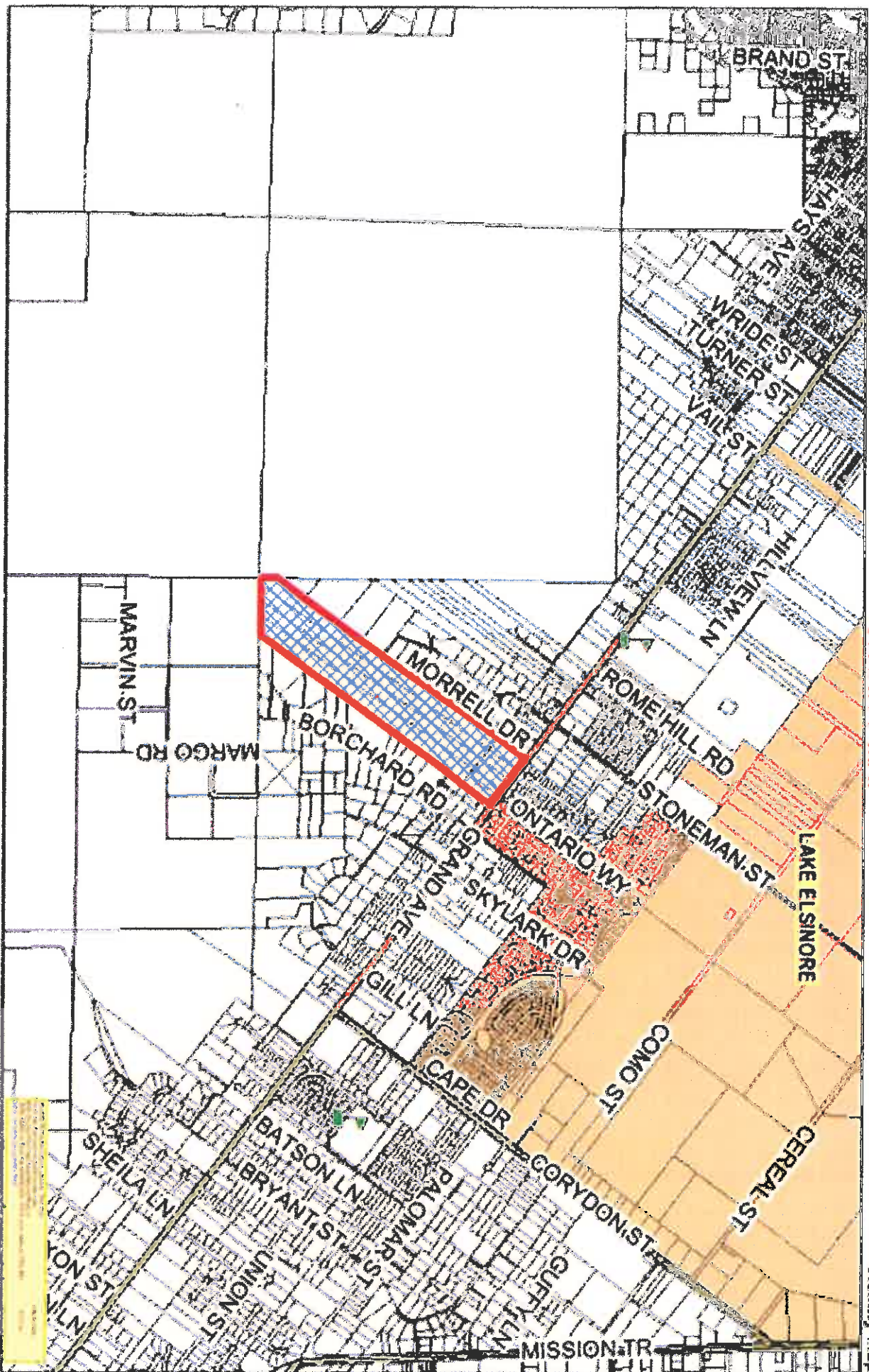
The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Supervisor Buster
District 1
Date Drawn: 2/1/08

CZ07032 TR32026 GPA00829

VICINITY MAP

Planner: Bulmaro Caneco
Date: 4/02/08
Vicinity Map

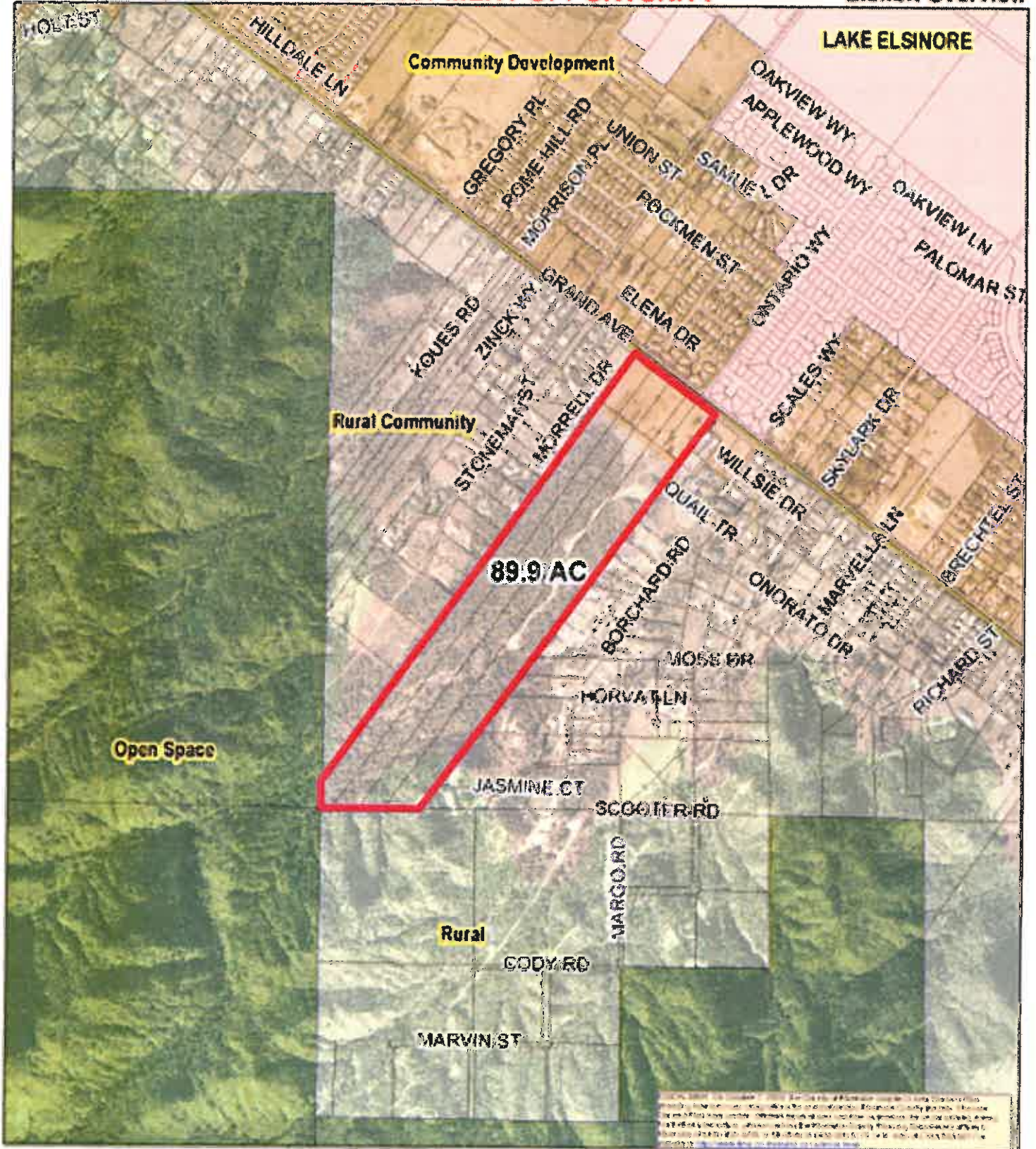


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: South Elsinore
Township/Range: T6S/R4W
Section: 29



Assessors
Bk. Pg. 370-18 & 19
382-10
Thomas
Brox. Pg. 896 FS



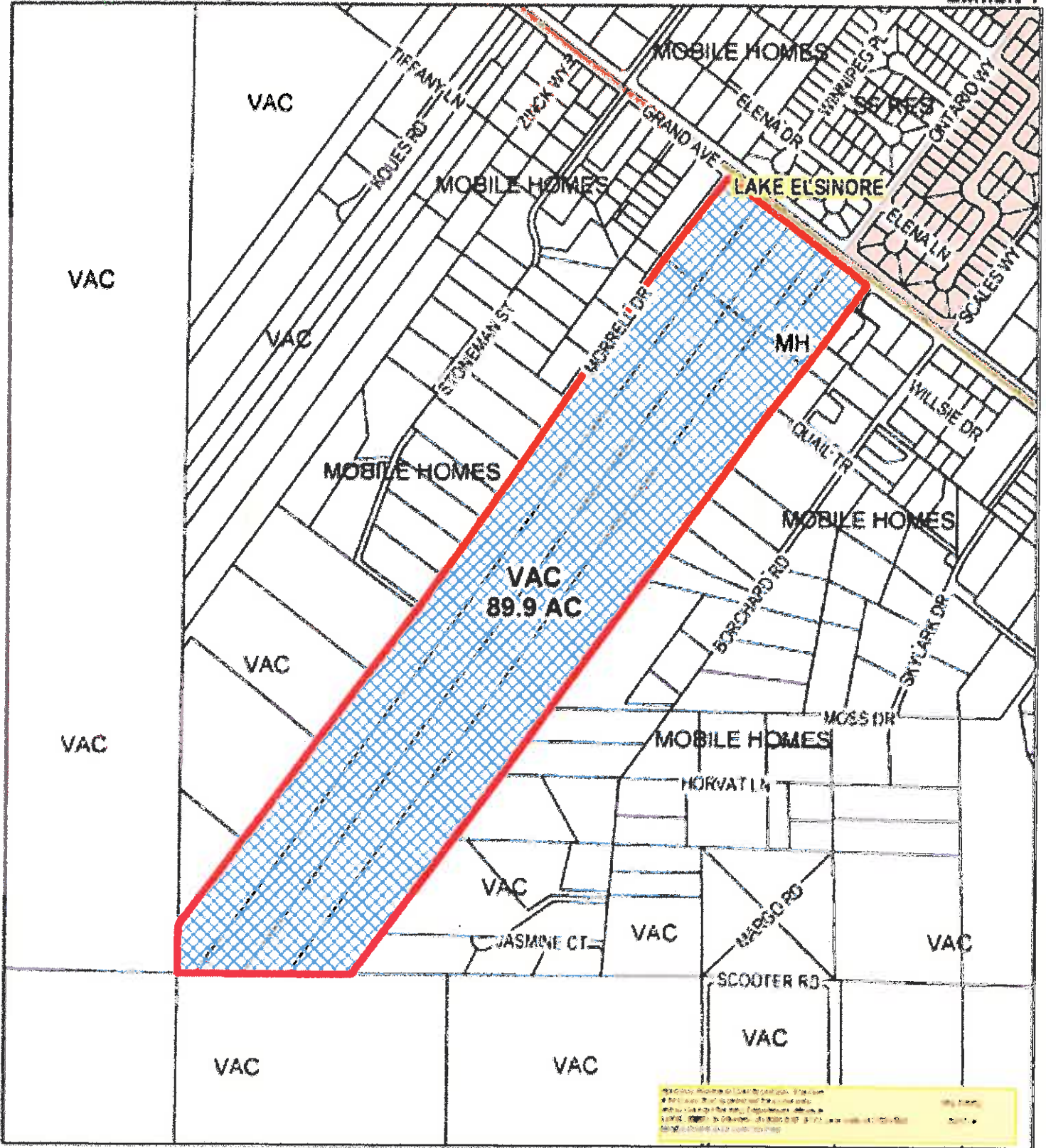
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: South Elsinore
Township/Range: T6SR4W
Section: 29



Assessors
Bk. Pg. 370-18 & 19
382-10
Thomas
Bros. Pg. 896 F5

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

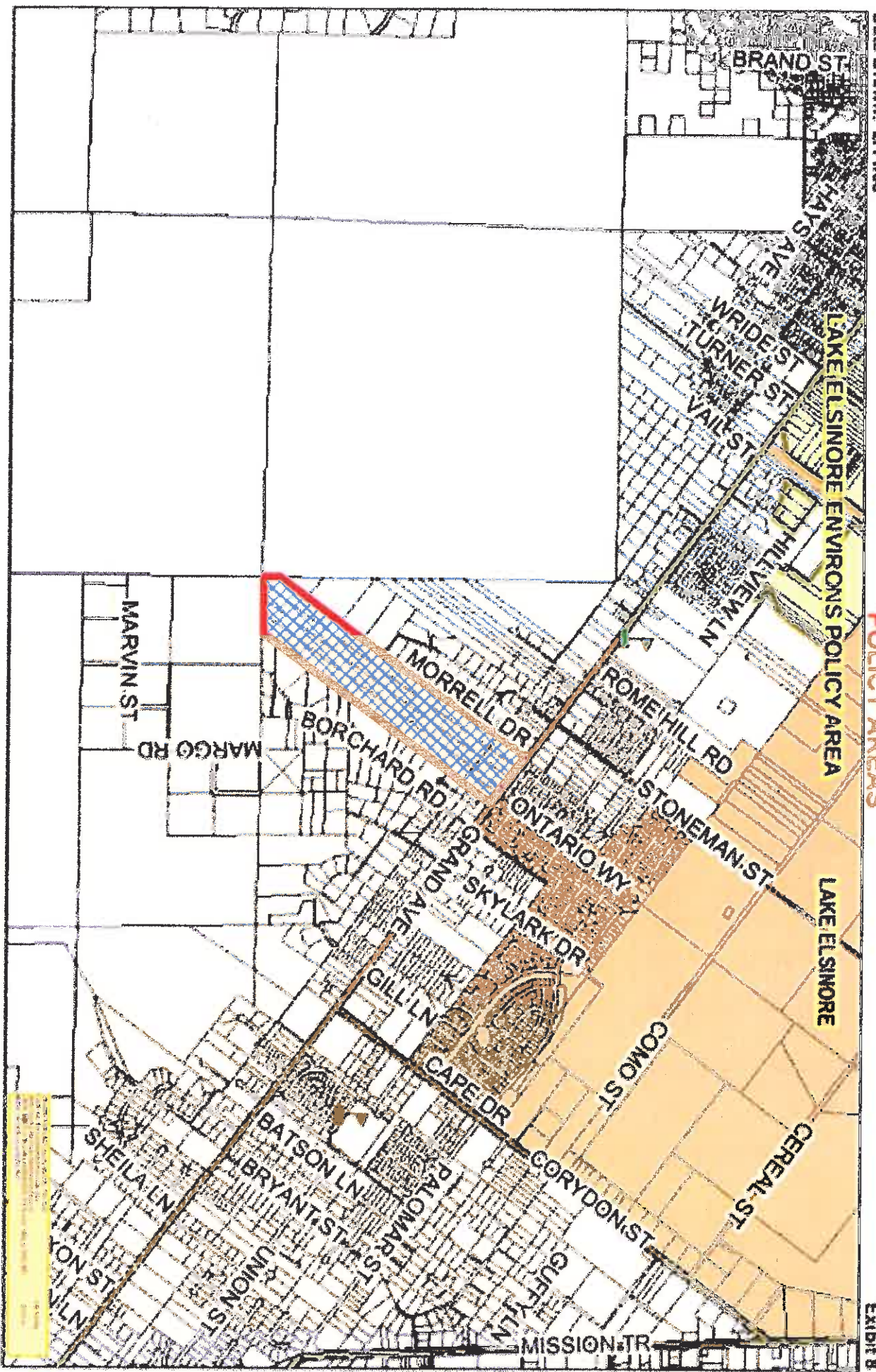
Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29



Assessors
Bk. Pg. 370-18 & 19
382-10
Thomas
Bros. Pg. 896 F5

CZ07032 TR32026 GPA00829

POLICY AREAS



RIVERSIDE COUNTY PLANNING DEPARTMENT

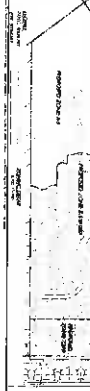
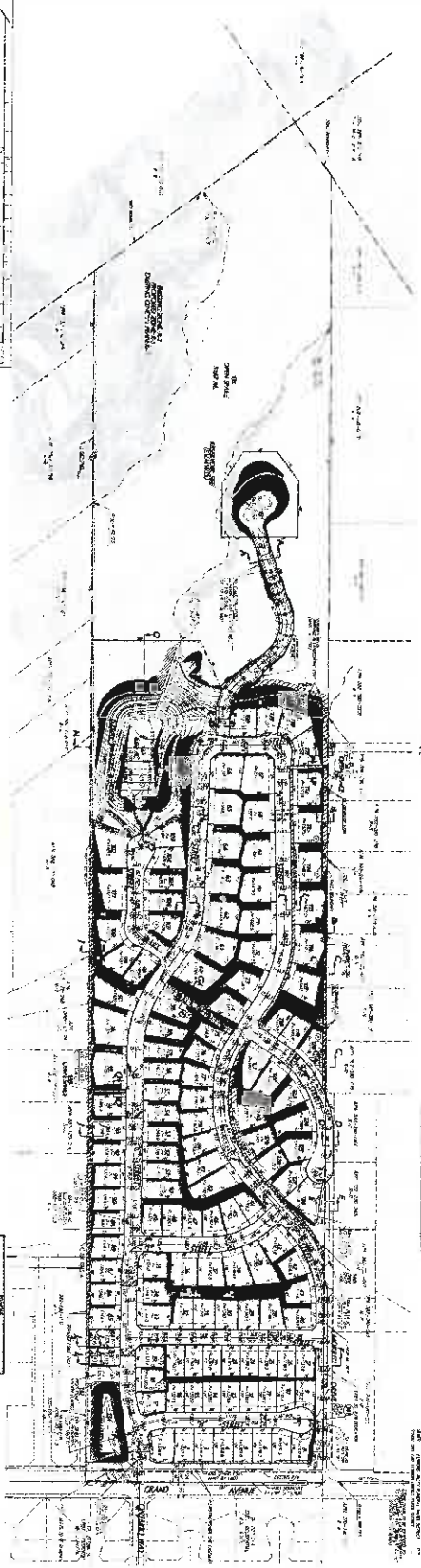
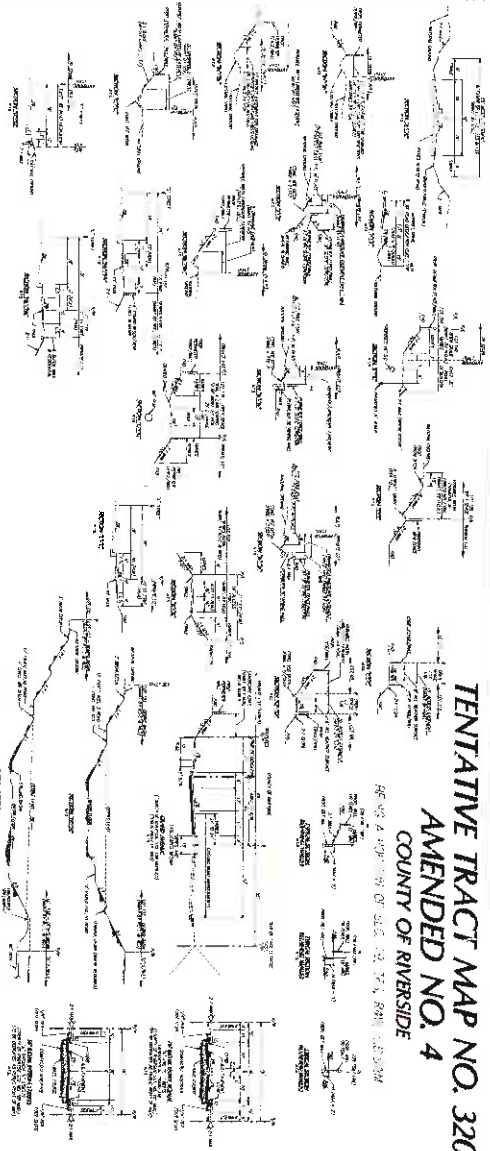
Zone
Area: South Elsinore
Township/Range: T6S/R4W
Section: 29



Assessors
Bk. Pg. 370-18 & 19
Thomas 382-10
Brox. Pg. 898 FS

**TENTATIVE TRACT MAP NO. 32026
 AMENDED NO. 4
 COUNTY OF RIVERSIDE**

FILE NO. A 100-100 OF S.E.C. 142, 761, 8908, 1-23-24



NO.	DESCRIPTION	DATE
1	Original Tract Map	1-23-24
2	Amendment No. 1	1-23-24
3	Amendment No. 2	1-23-24
4	Amendment No. 3	1-23-24
5	Amendment No. 4	1-23-24

NO.	DESCRIPTION	DATE
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COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP NO. 32026
 AMENDED NO. 4
 SCHEDULE "M"

NO.	DESCRIPTION	DATE
1	Original Tract Map	1-23-24
2	Amendment No. 1	1-23-24
3	Amendment No. 2	1-23-24
4	Amendment No. 3	1-23-24
5	Amendment No. 4	1-23-24

NOTES:
 1. THE TRACT MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:
 2. THE TRACT MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:
 3. THE TRACT MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:
 4. THE TRACT MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:
 5. THE TRACT MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:

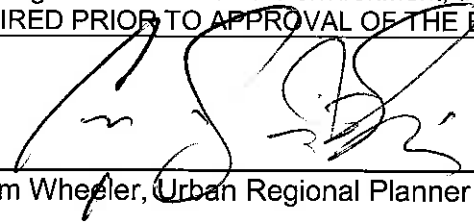
Extension of Time Environmental Determination

Project Case Number: TR32026
 Original E.A. Number: EA39748
 Extension of Time No.: First
 Original Approval Date: June 23, 2009
 Project Location: Southerly of Grand Ave., westerly of Doolittle Ct. and easterly of Mountainous Dr. _____

Project Description: Schedule A - subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

On June 23, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature:  Date: July 8, 2016
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Wheeler, Timothy

From: Erik Lunde <erikwlunde@gmail.com>
Sent: Monday, July 18, 2016 11:02 AM
To: Wheeler, Timothy
Cc: gblock@blockgaunce.com; Harris, Dionne; Ross, Larry
Subject: RE: REVISED recommended COA for 1st EOT on TR32026

Tim,

Please accept this email as our formal acceptance of the conditions of approval.

Erik W. Lunde
Pacific Coves Investments, LLC
1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500
✉: ErikLunde@msn.com

DRE License No. 01159007

CONFIDENTIAL COMMUNICATION

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From: Wheeler, Timothy [<mailto:TWHEELER@rctlma.org>]
Sent: Friday, July 8, 2016 10:18 AM
To: Erik Lunde (erikwlunde@gmail.com)
Cc: gblock@blockgaunce.com; Harris, Dionne; Ross, Larry
Subject: REVISED recommended COA for 1st EOT on TR32026
Importance: High

Erik,

Here are the REVISED conditions for this EOT. There were redundant conditions (I removed them) from Health and a few additional ones regarding WQMP (usually standard ones) from BS Grading. I am prepping the paperwork for this EOT to go on the PC agenda calendar on July 20th with your acceptance of these conditions I believe I can meet that goal. I will be out of the office next week on vacation, Dionne & Larry can assist during my absence.

Sorry for the inconvenience

Attn: Erik Lunde
Lakeside Estates, LLC
c/o Pacific Coves Investments, LLC
1200 Quail St., STE 220
Newport Beach, CA 92660

Gregory Block

225 W. Plaza St. STE 105
Solana Beach, CA 92075

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 32026.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50. E Health #6
- 50. E Health #7
- 50. E Health #8
- 50. E Health #11
- 60. BS Grade #14
- 60. BS Grade #15
- 90. BS Grade #7

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 8 EOT1- NOISE STUDY REQUIRED RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

50.E HEALTH. 11 EOT1- PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP - EOT1 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. 15 MAP - EOT1 BMP CONST NPDES PER RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - EOT1 BMP CONST NPDES PER (cont.) RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT1 IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

Date: May 31, 2016

To: Lakeside Estates, LLC c/o Pacific Coves Investments, LLC
Attn: Erik Lunde
1200 Quail st., STE 220
Newport Beach, CA 92660

RE: **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACK MAP No. 32026.**

Dear Applicant:

Thank you for submitting your Extension of Time application and deposit with the County of Riverside Planning Department. My name is Dionne Harris, and Tim Wheeler has been assigned to review your application. The extension of time request has been transmitted to the Land Development Committee (LDC) with comments and/or conditions due by June 10, 2016. I will contact you by the end of business the following week and provide you with all available comments and/or conditions.

If you have any questions, please feel free to contact me at 951-955-6836 or via email at dharris@rctlma.org.

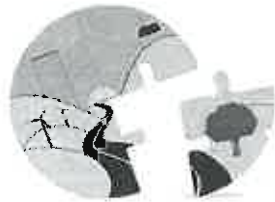
Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, AICP, Planning Director

Dionne Harris, Urban Regional Planner I

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

Desert Office · 77-588 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR. 32026 DATE SUBMITTED: 5/10/16

Assessor's Parcel Number(s): 370-180-001, -022, -023, -024; 370-190-001; 382-100-001, -002, -003, -004

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 6/23/2009

Applicant's Name: Erik Lunde E-Mail: erikwlunde@gmail.com

Mailing Address: Lakeside Estates, LLC c/o Pacific Coves Investments, LLC, 1200 Quail St., Suite 220

Newport Beach Street CA 92660

City State ZIP

Daytime Phone No: (714) 318-3500 Fax No: (_____) _____

Property Owner's Name: Gregory Block E-Mail: gblock@blockgaunce.com

Mailing Address: 225 W. Plaza Street, Suite 105

Solana Beach Street CA 92075

City State ZIP

Daytime Phone No: (858) 755-8667 Fax No: (858) 755-8613

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"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

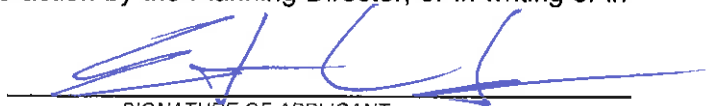
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Erik Lunde

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

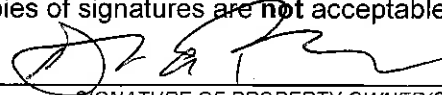
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Gregory Block

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)


PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

1.3
Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning: Nuevo
Supervisorial District: Fifth *KOB*
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 32165 Minor
Change No. 1
FIRST EXTENSION OF TIME
Applicant: Nuevo Partners, LLC.
c/o Mark Lundberg


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32165 Minor Change No. 1

BACKGROUND:

The Tentative Tract Map 32165 was originally approved at Planning Commission on October 26, 2005. A minor change to Tentative Tract Map 32165 was approved at Planning Commission on September 20, 2006 for environmental health changes from sewer to septic. In the minor change to the tract a reduction from 78 lots to 72 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,780 sq. ft.; plus two (2) water quality basins and one (1) open space lot.

The County Planning Department, as part of the review for this Extension of Time request recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated January 13, 2016) indicating the acceptance of the thirteen (13) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

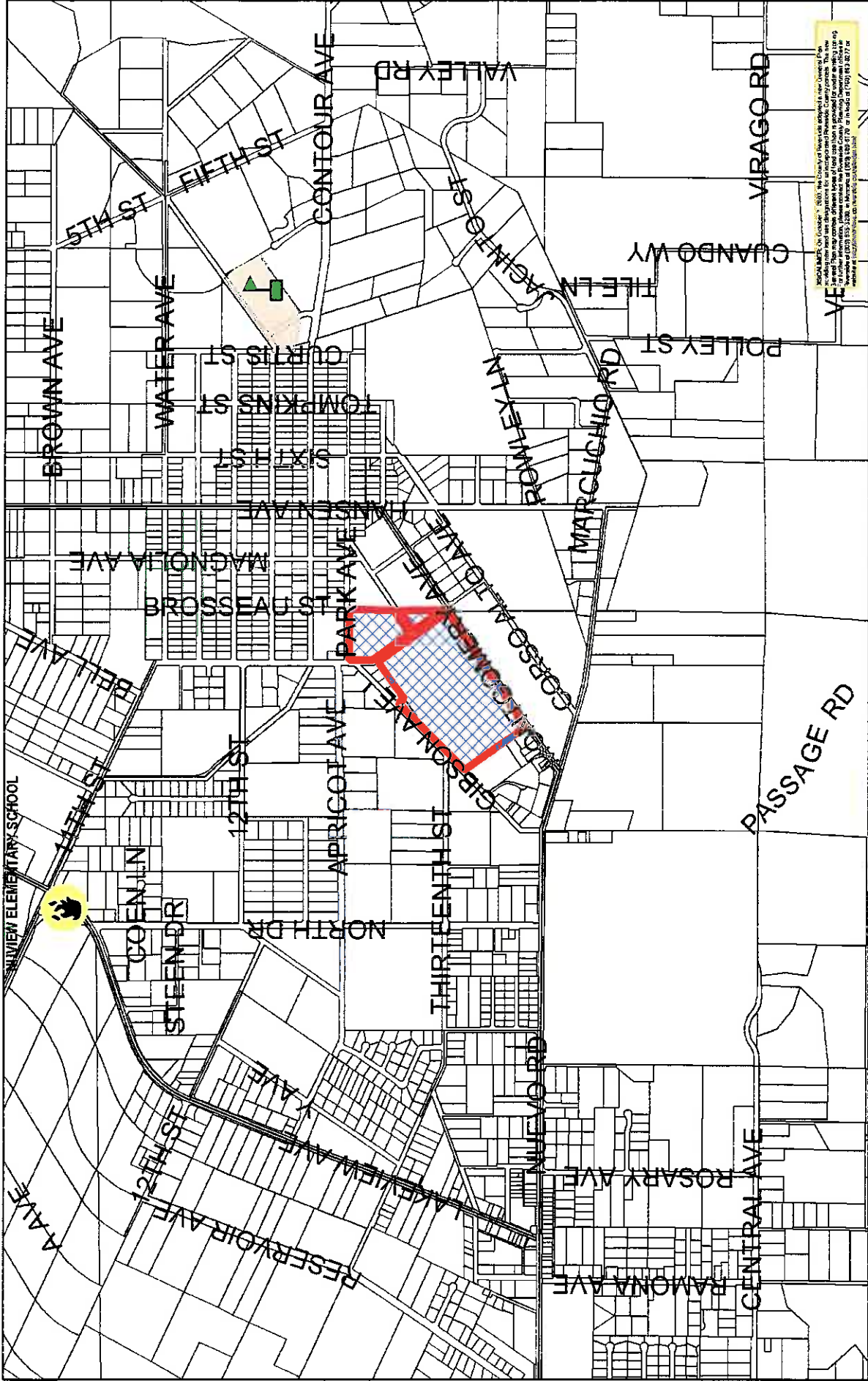
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 21, 2016. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

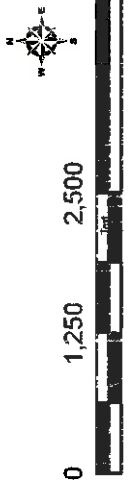
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32165 Minor Change No. 1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Nuevo**
 District: **Nuevo**
 Township/Range: **T4SR2W**
 Section : **19**

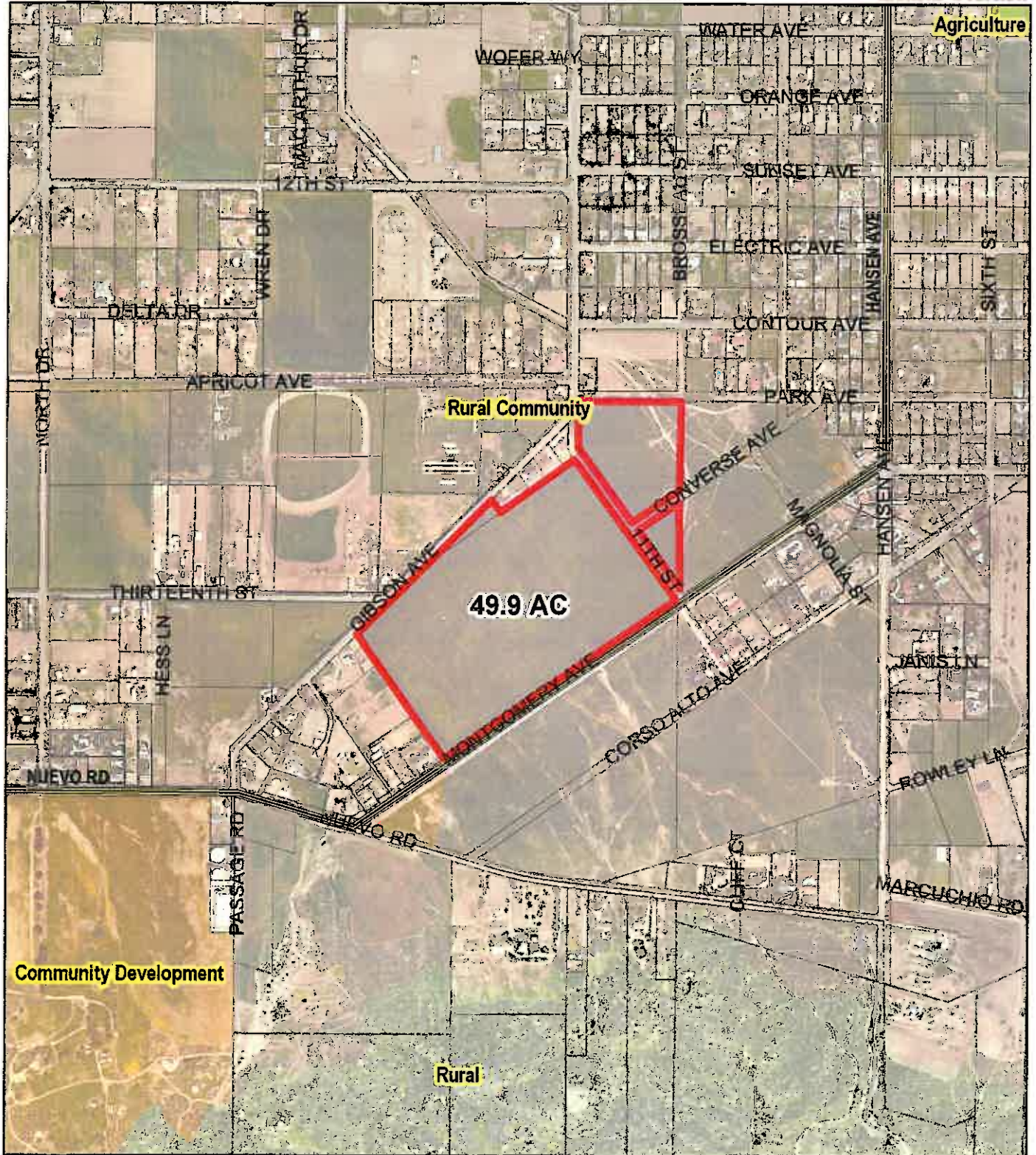


ASSESSORS **427-10,12**
 BK. PG.
 THOMAS **779 A7**
 BROS.PG

REGULATES, or Governs, 2005. We County of Riverside added a new zoning the...
 If you have any questions or need more information, please contact the Planning Department at (951) 948-2277 or visit our website at www.riversidecountyplanning.com

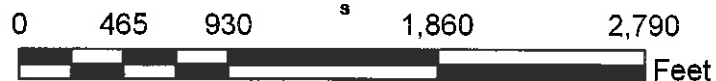
TR32165

DEVELOPMENT OPPORTUNITY

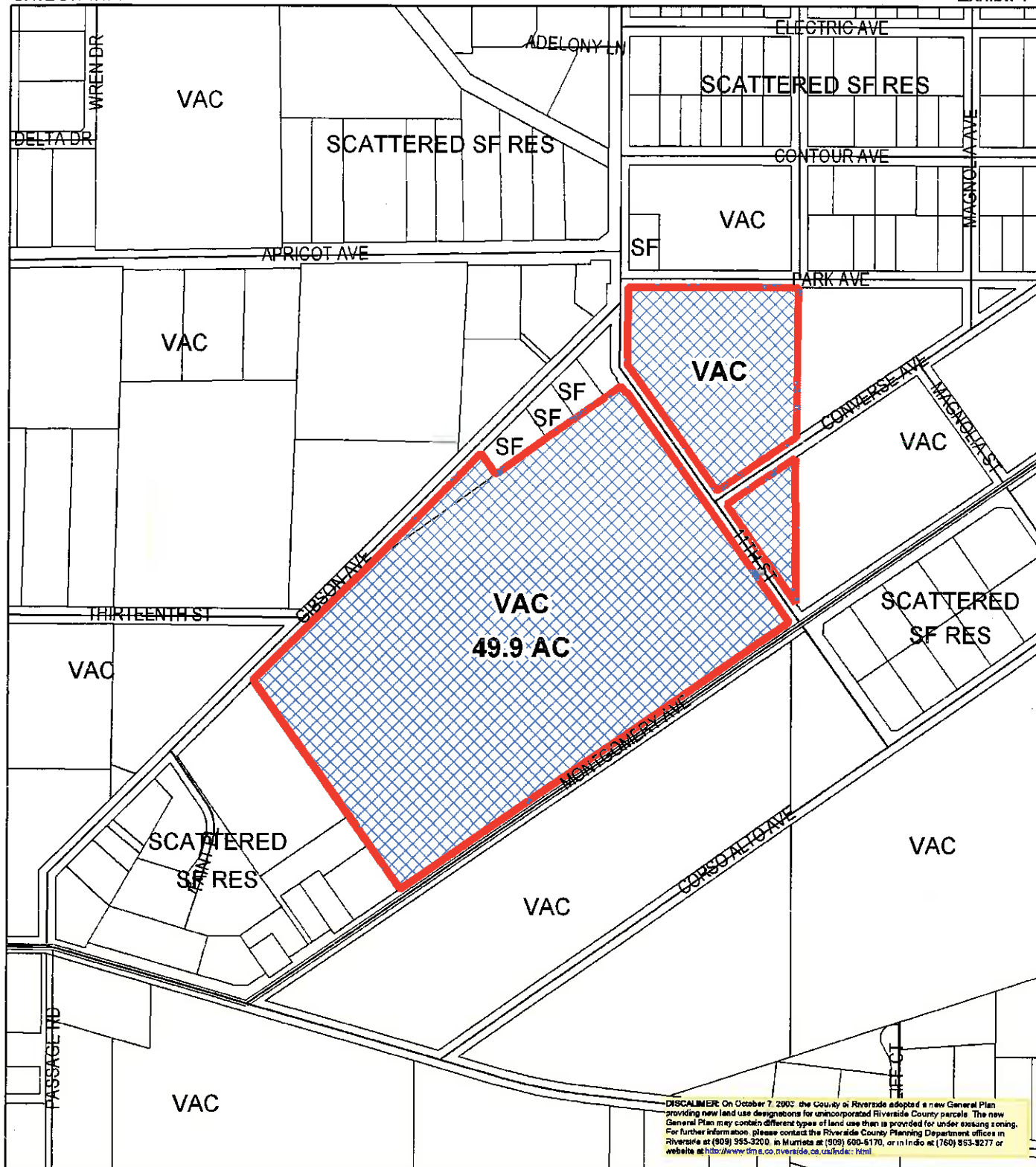


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Nuevo**
Plan:
Township/Range: **T4SR2W**
SECTION: 19



ASSESSORS
BK. PG. 427-10,12
THOMAS
BROS.PG 779 A7



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-9277 or website at <http://www.rims.co.riverside.ca.us/index.html>

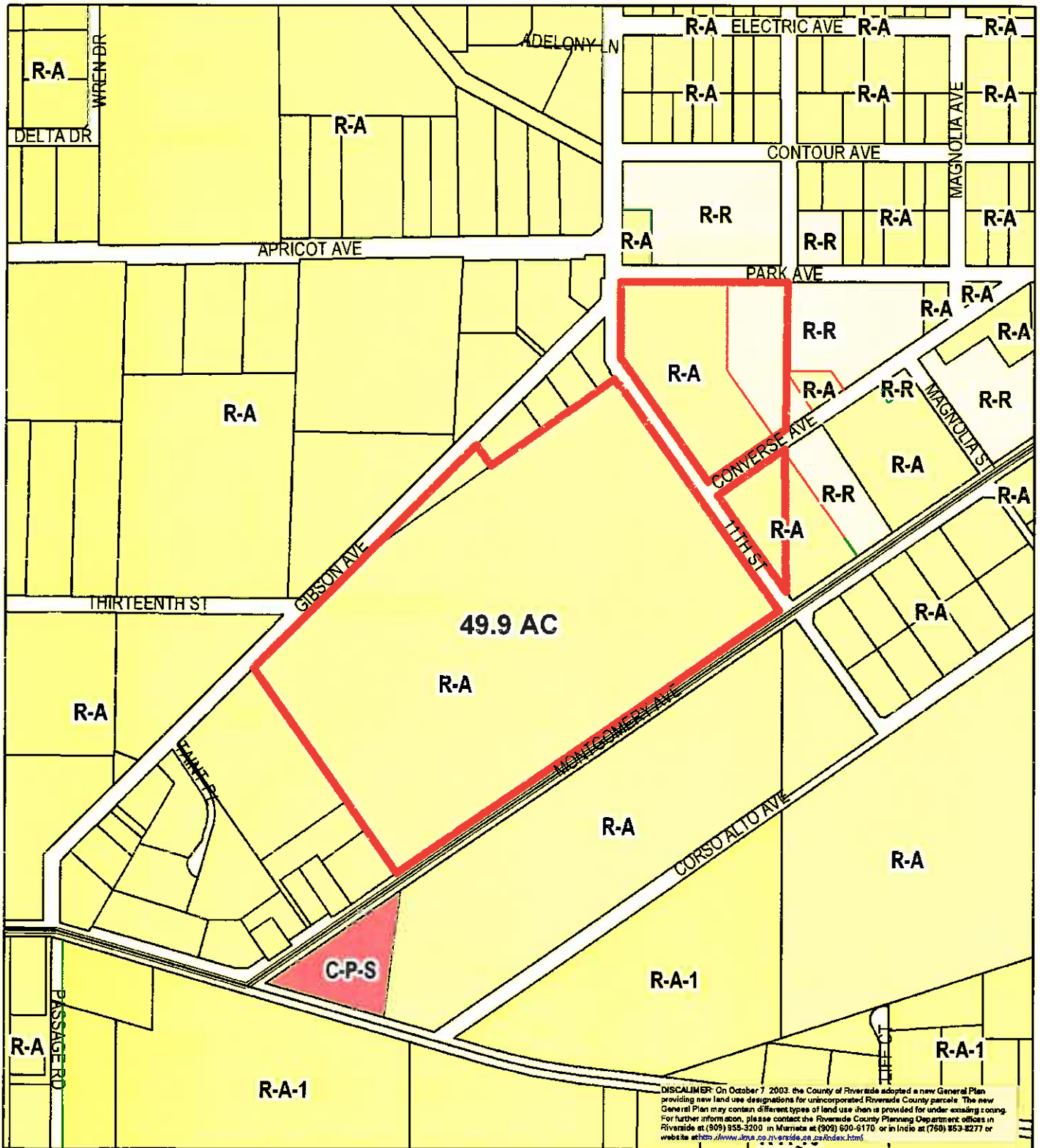
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: **T4SR2W**
Section: **19**



ASSESSORS
BK. PG. **427-10,12**
THOMAS
BROS.PG **779 A7**

TR32165
EXISTING ZONING



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 855-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 953-8277 or website at <http://www.lava.co.riverside.ca.us/index.html>.

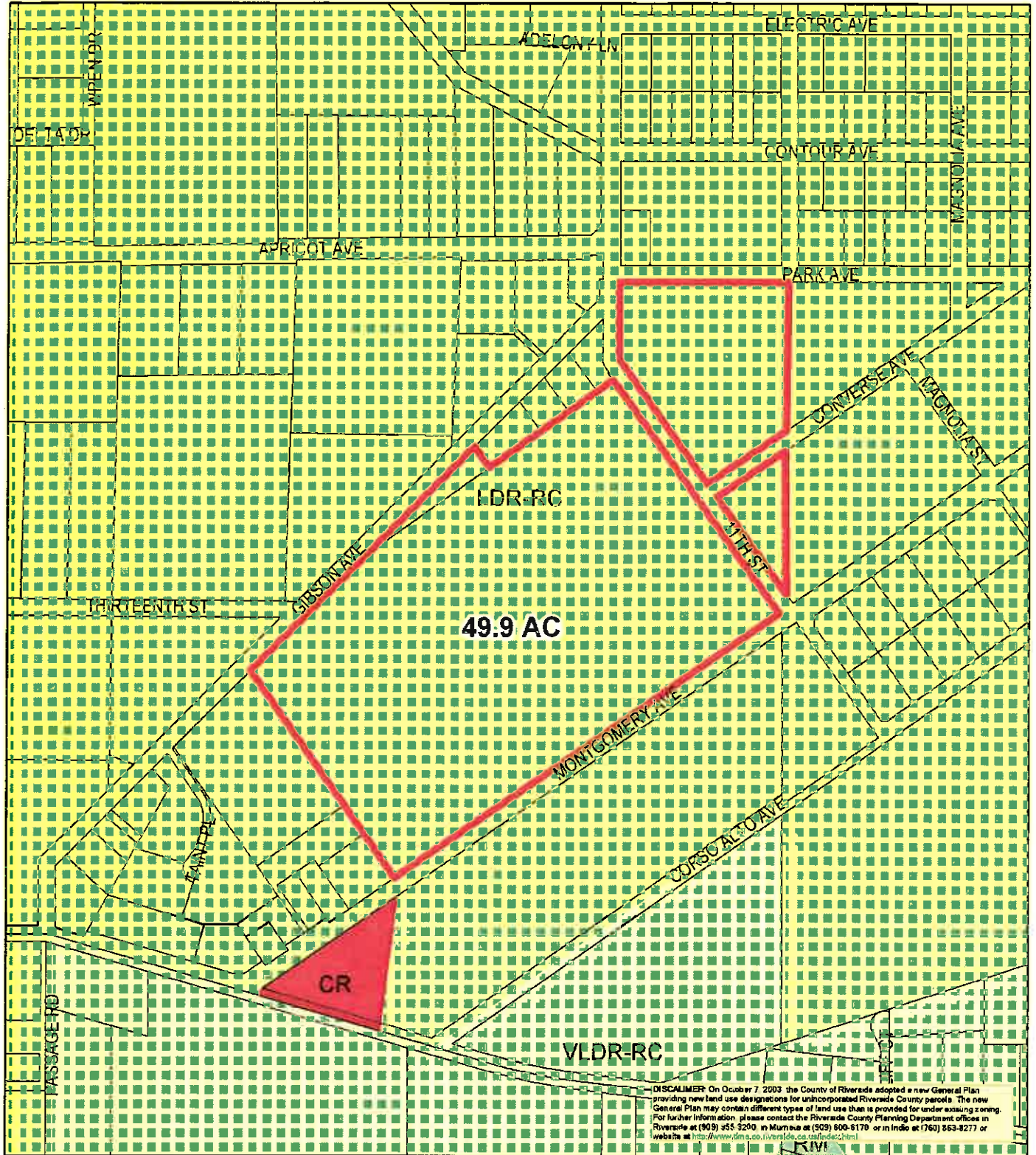
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**
 Township/Range: T4SR2W
 Section: 19



ASSESSORS
 BK. PG. 427-10,12
 THOMAS
 BROS.PG 779 A7

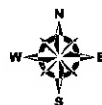
DATE DRAWN: 10/6/05



DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information please contact the Riverside County Planning Department offices in Riverside at (909) 455-3200, in Murietta at (909) 600-6170 or in Indio at (760) 863-8277 or website at <http://www.dms.co.riverside.ca.us/gp0402.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: **T4SR2W**
Section : 19



ASSESSORS
BK. PG. 427-10,12

THOMAS
BROS.PG 779 A7

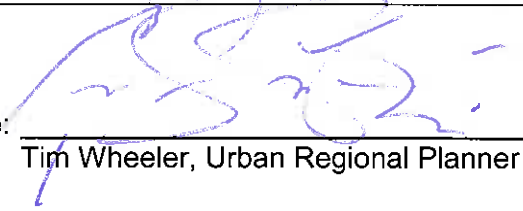
Extension of Time Environmental Determination

Project Case Number: TR32165M1
 Original E.A. Number: EA39483
 Extension of Time No.: First
 Original Approval Date: December 21, 2005
 Project Location: North of Montgomery Ave, South of Park Ave, and West of Hansen Ave _____

Project Description: Schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres _____

On December 21, 2016 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:  _____ Date: July 21, 2016 _____
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Arroyo, Roger

From: Mark Lundberg <marklundberg@gmail.com>
Sent: Wednesday, January 13, 2016 4:06 PM
To: 'Steve Austin'
Cc: Arroyo, Roger
Subject: RE: Recommended Conditions of Approval - TR32165M1

Steve and Roger,

The recommended conditions are acceptable to us. Please proceed with the Extension of Time Request.

Nuevo Partners, LLC
Mark Lundberg
Managing Member
(206) 948-4022

From: Steve Austin [<mailto:steve@advancedcivilgroup.com>]
Sent: Monday, January 11, 2016 2:03 PM
To: Mark Lundberg
Subject: Fwd: Recommended Conditions of Approval - TR32165M1

Hi Mark-

Please let me know how you would like to proceed with this.

Best Regards

----- Forwarded message -----

From: Arroyo, Roger <RoArroyo@rcilma.org>
Date: Monday, January 11, 2016
Subject: Recommended Conditions of Approval - TR32165M1
To: Steve Austin <steve@advancedcivilgroup.com>
Cc: "marklundberg@gmail.com" <marklundberg@gmail.com>

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32165M1.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on 10/8/15. The LDC has determined it necessary to recommend the addition of seventeen (17) new conditions of approval in order to be able to make a determination that the project does

not adversely affect the general health, safety and welfare of the public. The Transportation Department is recommending the addition of five (5) Conditions of Approval, the Building and Safety Grading Division is recommending the addition of eleven (11) Conditions of Approval and the Environmental Health Department is recommending the addition of one (1) Condition of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for January 20, 2016 Planning Commission. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Best Regards,

Roger Arroyo

(951) 955 - 1195

Urban/Regional Planner III –

Riverside County Planning Department

R. Steven Austin, PE

Advanced Civil Group

30251 Golden Lantern, Suite E, PMB 251

Laguna Niguel, CA 92677

Office: (866) 338-5778

Mobile: (949) 391-7772

Fax: (866) 338-5778

email: steve@advancedcivilgroup.com

www.advancedcivilgroup.com

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07/21/16
17:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 38 MAP - SIGNING & STRIPING EOT1 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- 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. 15 EOT1- 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.

E HEALTH DEPARTMENT

60.E HEALTH. 7 EOT1- ECP PHASE I ESA REQ RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 EOT1- 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. 5 EOT1- 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. 6 EOT1- WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S (cont.) RECOMMND

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT1- 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

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

TRANS DEPARTMENT

90.TRANS. 6 MAP - 80% COMPLETION (EOT1) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible 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

07/21/16
17:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - 80% COMPLETION (EOT1) (cont.) RECOMMND

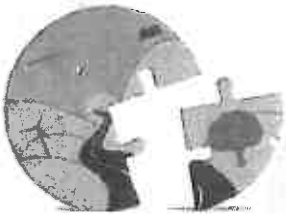
pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 8 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR32165 M1

DATE SUBMITTED: 8/28/2015 ^{Paid 9/18/15}

Assessor's Parcel Number(s): 427-100-001, 427-100-006, 427-120-003, & 427-120-004

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 12/21/2005

Applicant's Name: Mark Lundberg E-Mail: marklundberg@gmail.com

Mailing Address: 19102 - 92nd Ave West

Edmonds ^{Street} WA 98020

City

State

ZIP

Daytime Phone No: (206) 948-4022 Fax No: (425) 775-6307

Property Owner's Name: Nuevo Partners LLC E-Mail: marklundberg@gmail.com

Mailing Address: 19102 - 92nd Ave West

Edmonds ^{Street} WA 98020

City

State

ZIP

Daytime Phone No: (206) 948-4022 Fax No: (425) 775-6307

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"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

L. STEVEN AUSTIN
PRINTED NAME OF APPLICANT

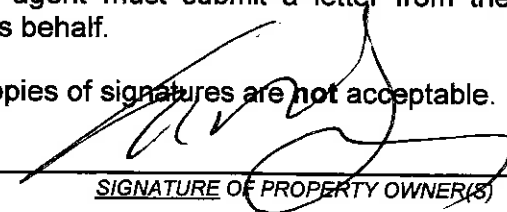

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

NUEVO PARTNERS LLC
PRINTED NAME OF PROPERTY OWNER(S)

 MANAGER
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.

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Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisorial District: Fifth
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 32064 MINOR
CHANGE NO. 1
SECOND EXTENSION OF TIME
Applicant: Ray Ferrari


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 31.4 gross acres into 43 single family residential lots with a minimum size of 21,784 sq. ft. and one detention basin.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32064 MINOR CHANGE NO. 1

BACKGROUND:

The tentative Tract Map was originally approved by the Planning Commission on May 25, 2005. A minor change to Tentative Tract Map 32064 was approved at Planning Commission on July 12, 2006. In the minor change to the tract a reduction from 48 lots to 43 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,784 sq. ft.; plus one detention basin. This action allowed for the construction of septic systems and the removal requiring sewer facilities. The first extension of time was approved by the Planning Commission on November 4, 2009.

The County Planning Department, as part of the review for this Extension of Time request recommend the addition of six (6) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated June 5, 2016) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

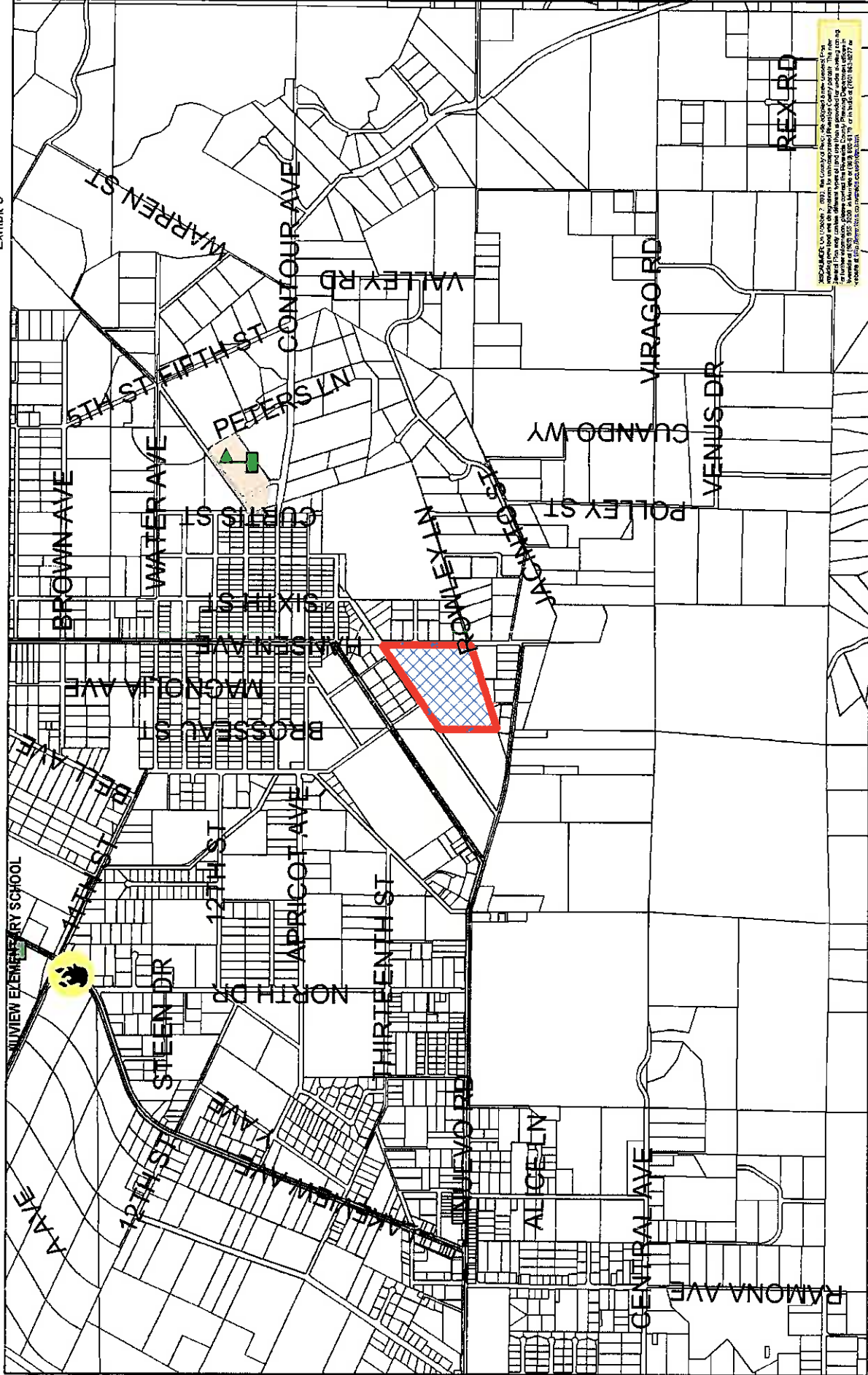
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 32064 MINOR CHANGE NO. 1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

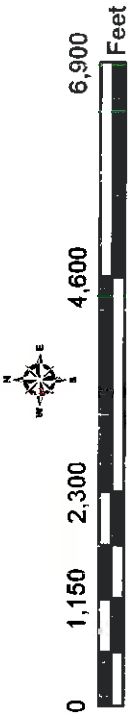
TR32064
VICINITY MAP

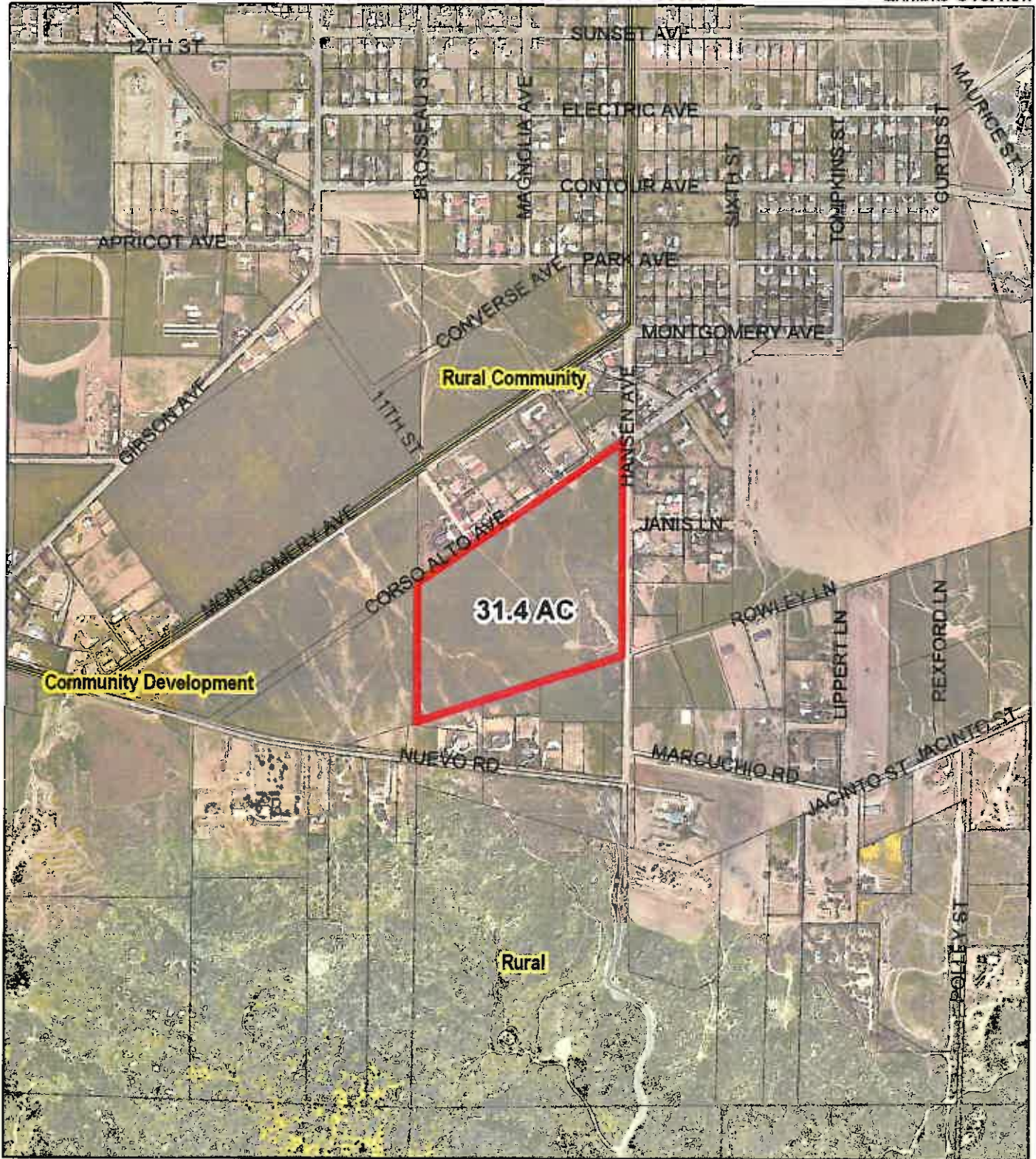


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Nuevo**
District: **T4SR2W**
Township/Range: **20 & 29**

ASSESSORS **427-13**
BK. PG. **THOMAS**
BROS.PG **779 A7**



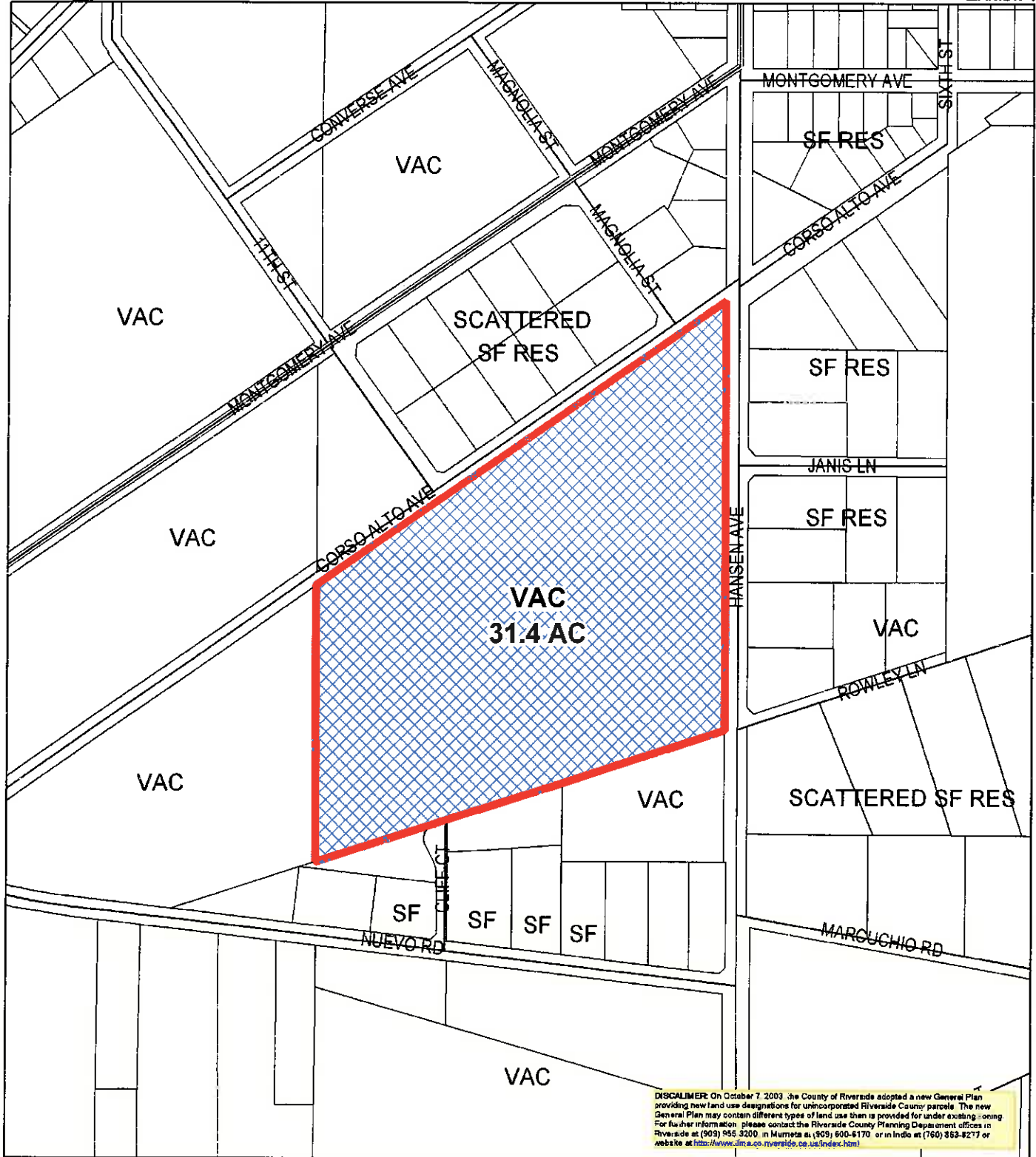


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Nuevo**
Township/Range: **T4SR2W**
SECTION: 20 & 29



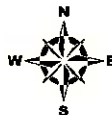
ASSESSORS 427-13
BK. PG.
THOMAS 779 A7
BROS.PG



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**

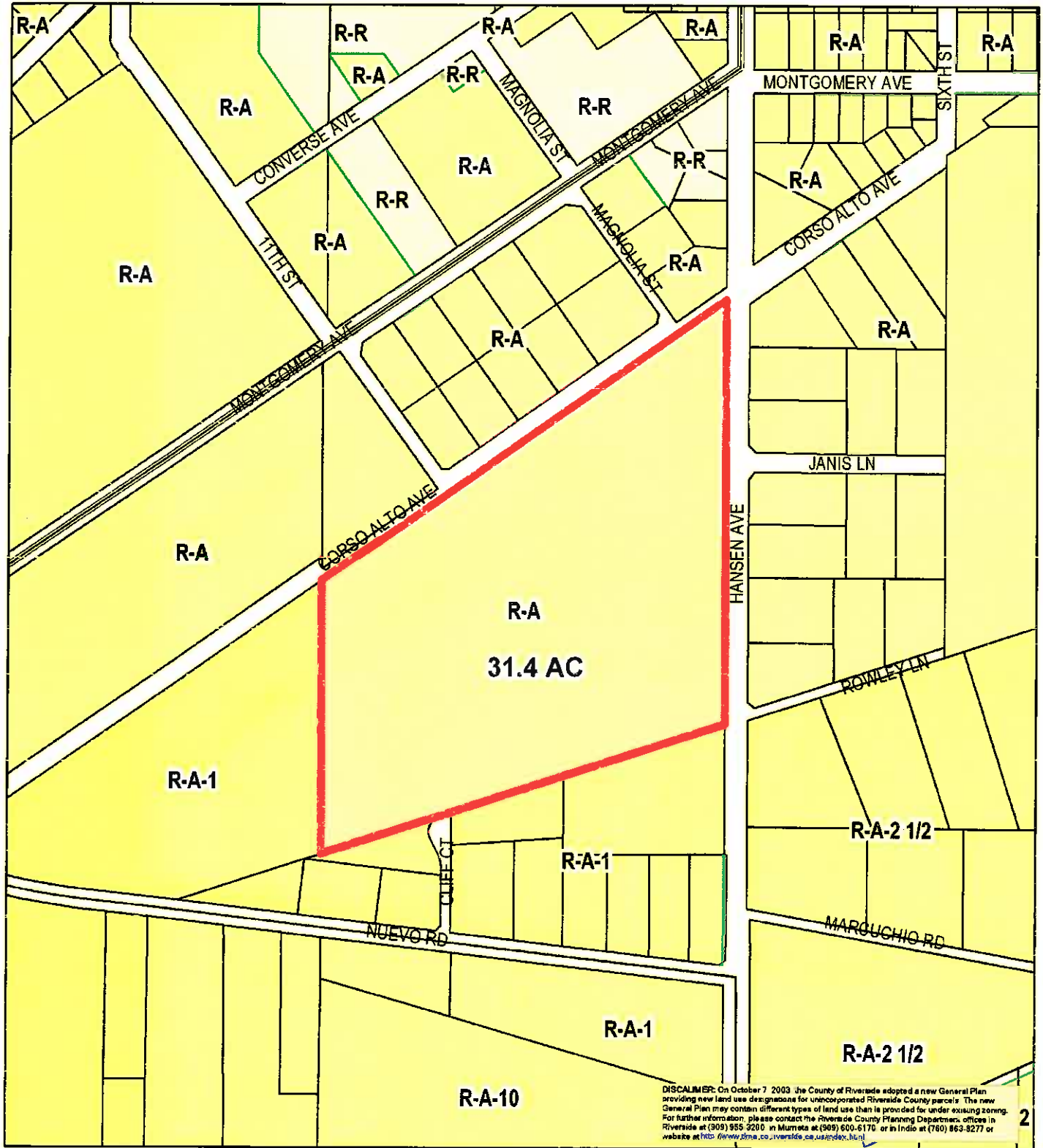
Township/Range: **T4SR2W**
Section : 20 & 29



ASSESSORS 427-13
BK. PG.

THOMAS 779 A7
BROS.PG

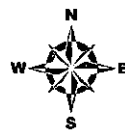
TR32064
EXISTING ZONING



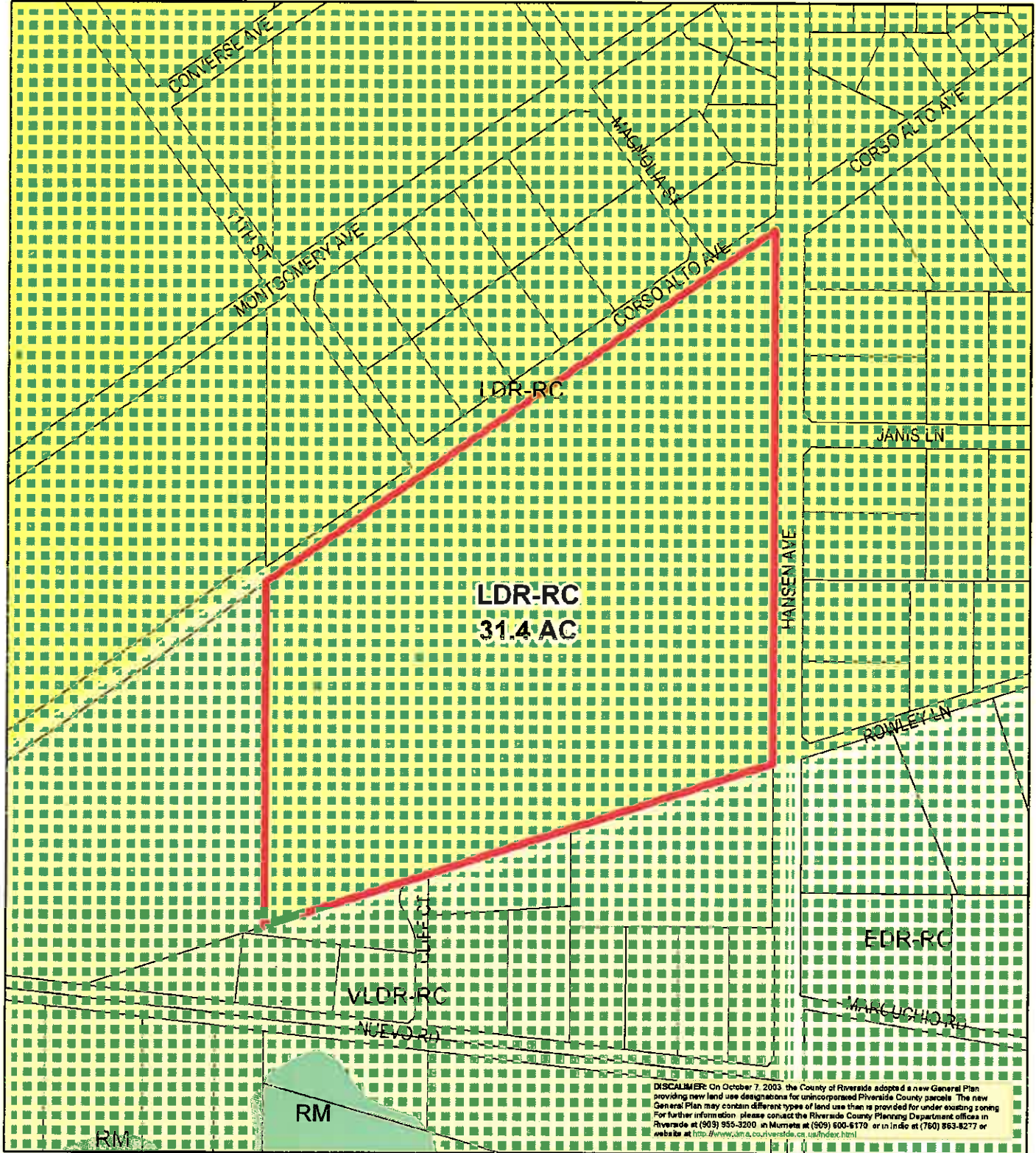
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, offices in Riverside at (909) 955-9200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.fdmr.ca.gov/riverside.ca.us/plandev.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**
 Township/Range: **T4SR2W**
 Section : **20 & 29**



ASSESSORS
 BK. PG. **427-13**
THOMAS
 BROS.PG **779 A7**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: **T4SR2W**
Section : **20 & 29**



ASSESSORS
BK. PG. **427-13**
THOMAS
BROS.PG **779 A7**

Extension of Time Environmental Determination

Project Case Number: TR32064M1
 Original E.A. Number: EA39434
 Extension of Time No.: Second
 Original Approval Date: May 25, 2005
 Project Location: North of Nuevo Road, Southeast of Corso Alto Avenue and West of Hansen Avenue

Project Description: Schedule B - to subdivide 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin.

On May 25, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature:  Date: July 22, 2016
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

June 5, 2016

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501

re: Extension Of Time #2 for Tract# TR32064M1/Conditions of Approval

Dear Mr. Wheeler:

Please receive this letter as our "acceptance" of the "conditions of approval" by the Riverside County LMS dated 05/27/16. We are in receipt of and have reviewed the additional conditions for TR32064 (parcel:427-130-008) proposed as part of the tentative map extension(#2) process. We agree to these additional conditions, and are in the process of proposing modifications to the original conditions placed on this tract by Flood Control requiring significant offsite storm drain improvements.

We plan to begin discussions with the County Flood department about our proposed modifications. Regardless of the outcome with Flood Control, we would like to ensure that the tentative map approvals are extended. We look forward to working with you to resolve any and all conditions for this tract.

Should you need to contact me, please feel free to email: ray.ferrari@mac.com or call 530.368.2714. Thank you for your assistance in this matter.

I remain,
Sincerely,

A handwritten signature in black ink, appearing to read 'Ray', with a large, stylized flourish at the end.

Raymond J. Ferrari
(Ray)

cc: Rich Ferrari, Dave Ferrari, Ron Ferrari

TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 EOT2- PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

50.E HEALTH. 4 EOT2- LEA CLEARANCE

RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP - EOT2 CONDITIONS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - EOT2 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 .

TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - EOT2 NPDES/SWPPP (cont.) RECOMMND

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 - EOT2 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 MAP - EOT2 IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

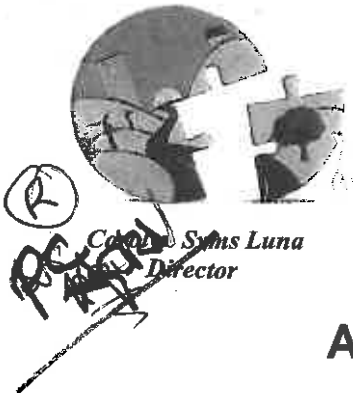
90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - EOT2 IF WQMP REQUIRED (cont.)

RECOMMND

facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TRACT # 32064 (ml) DATE SUBMITTED: 3-20-2016

Assessor's Parcel Number(s): 427-130-008

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 08/09/2005

Applicant's Name: RAYMOND Ferrarri et al. E-Mail: ray.ferrarri@mac.com

Mailing Address: 2565 Shirland Tract Rd.
Auburn CA 95603
City State ZIP

Daytime Phone No: (530) 368-2714 Fax No: (530) 885-5833

Property Owner's Name: RAYMOND Ferrarri et al. E-Mail: ray.ferrarri@mac.com

Mailing Address: 2565 Shirland Tract Rd.
Auburn CA 95603
City State ZIP

Daytime Phone No: (530) 368-2714 Fax No: (530) 885-5833

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 EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Raymond (Ray) J. Ferrari
PRINTED NAME OF APPLICANT

[Handwritten 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.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

SECOND EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 32064M1** -
Applicant: Raymond Ferrari - Fifth Supervisorial District – Nuevo Zoning Area -
Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR)-
Location: Northerly of Nuevo Road, Southeasterly of Corso Alto Avenue and Westerly of
Hansen Avenue – 31.4 Gross acres - Zoning: Residential Agriculture - (R-A) -
APPROVED PROJECT DESCRIPTION: Schedule B - to subdivide 31.4 gross acres
into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one
detention basin. REQUEST: **SECOND EXTENSION OF TIME REQUEST** for
TENTATIVE TRACT MAP No. 32064M1, extending the expiration date to May 25th,
2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Agenda Item No. 1.5
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 32065 MINOR
CHANGE NO. 1
SECOND EXTENSION OF TIME
Applicant: Ray Ferrari


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 64.5 gross acres into 99 single family residential lots with a minimum size of 21,780 sq. ft. and two detention basins, and one 16.5 wide access road.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32065 MINOR CHANGE NO. 1

BACKGROUND:

The tentative Tract Map was originally approved by the Planning Commission on May 25, 2005. A minor change to Tentative Tract Map 32065 was approved at Planning Commission on October 4, 2006. In the minor change to the tract a reduction from 100 lots to 99 lots occurred to allow for the construction of septic systems and the removal requiring sewer facilities. The first extension of time was approved by the Planning Commission on November 4, 2009.

The County Planning Department, as part of the review for this Extension of Time request recommend the addition of twelve (12) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated June 5, 2016) indicating the acceptance of the twelve (12) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

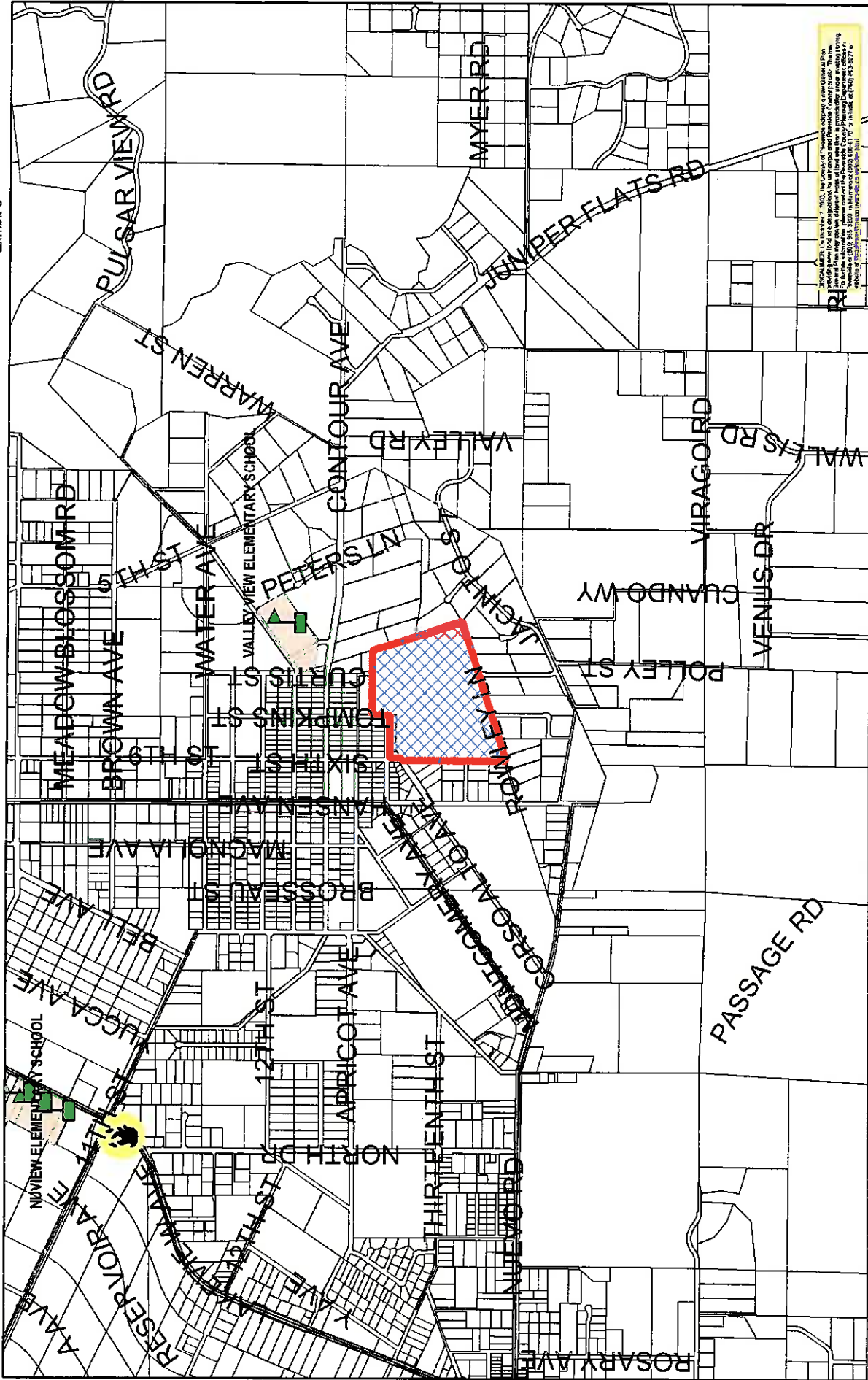
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32065 MINOR CHANGE NO. 1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley
District 5
DATE DRAWN: 5/6/05

TR32065 VICINITY MAP

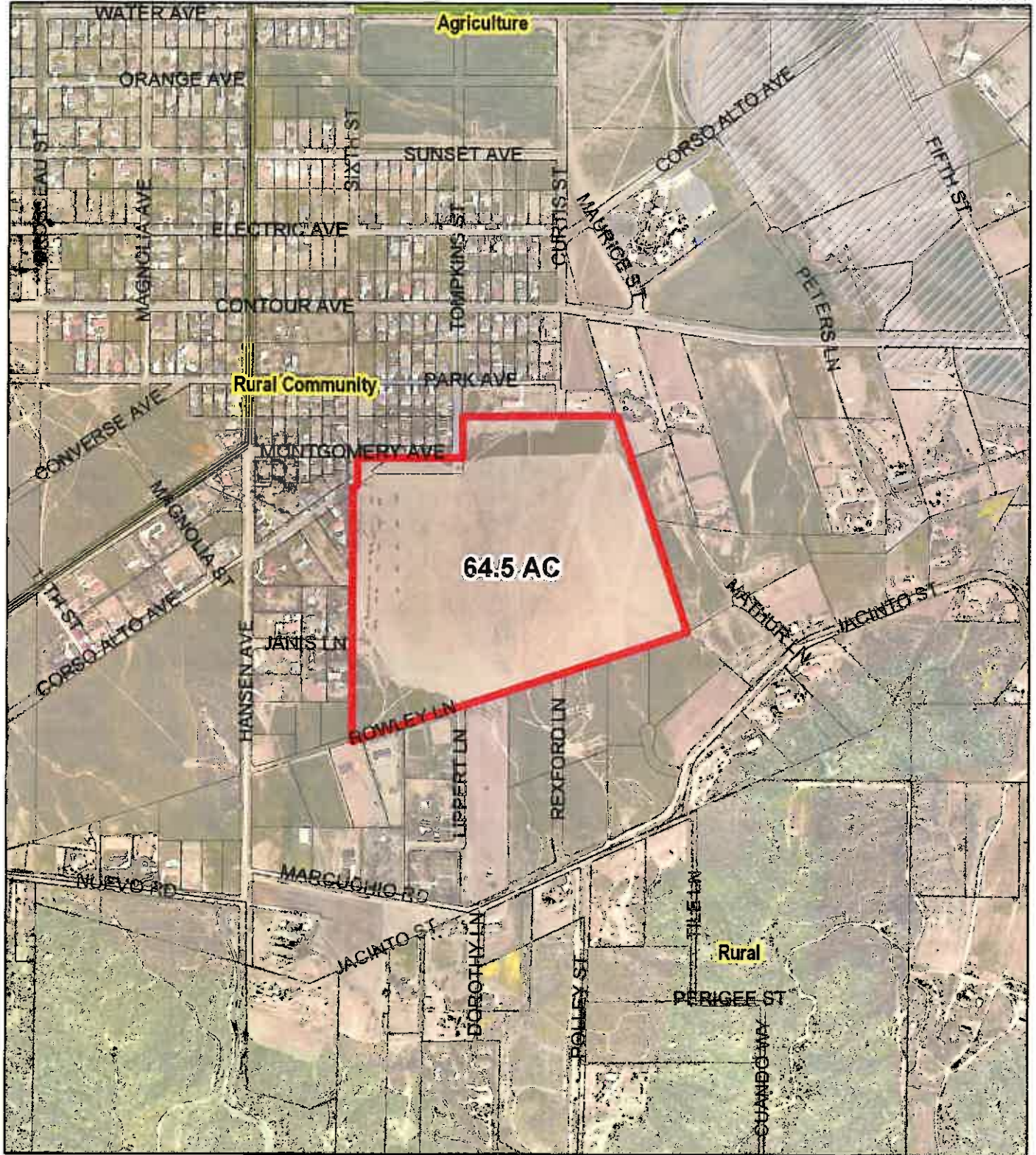
Planner: Adam Rush
Date: 5/25/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: T4SR2W
Section : 20

ASSESSORS 427-37
BK. PG.
THOMAS 779 B6
BROS.PG

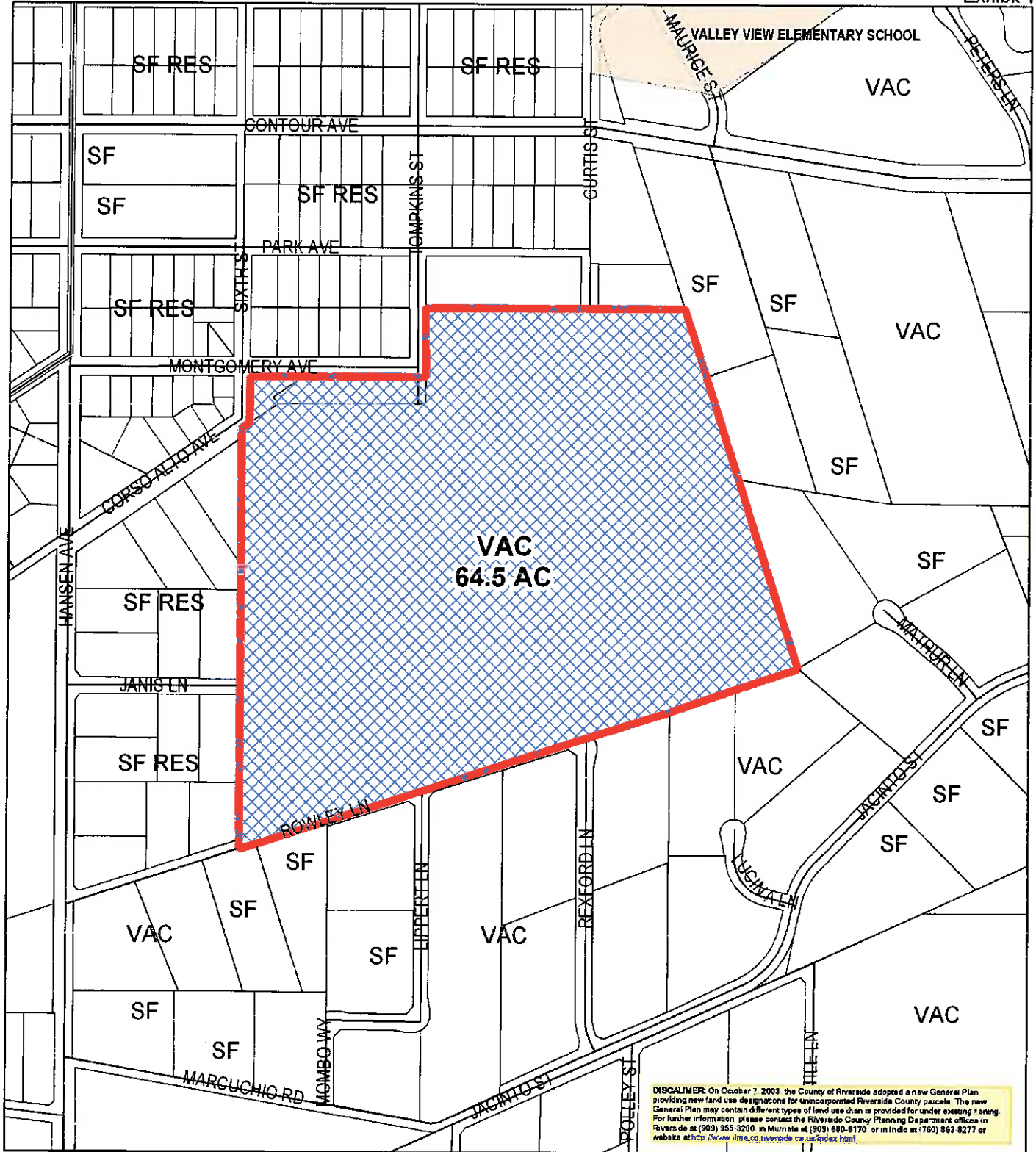


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Nuevo**
Township/Range: T4SR2W
SECTION: 20

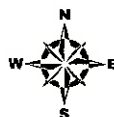


ASSESSORS
BK. PG. 427-37
THOMAS
BROS.PG 779 B6



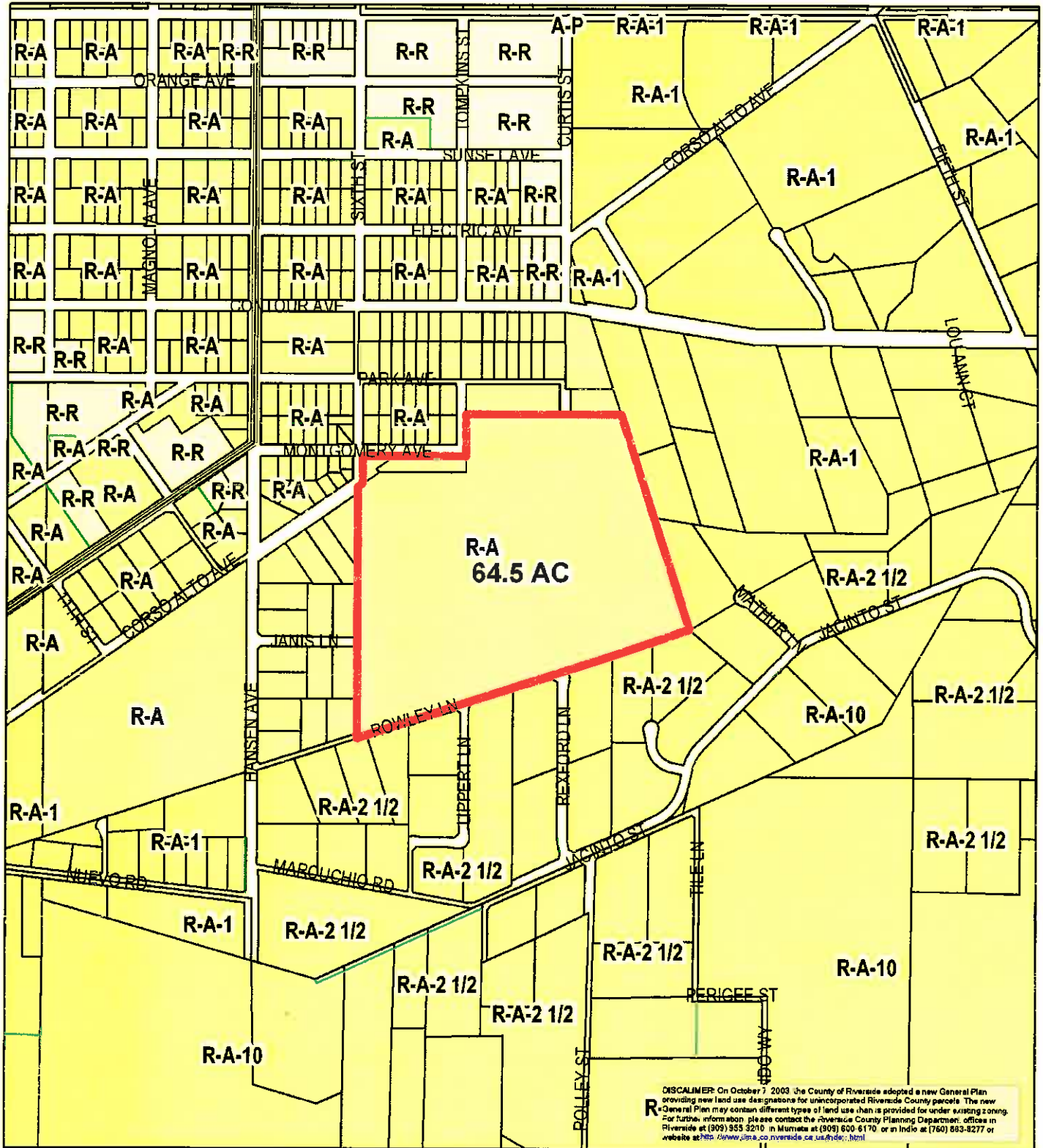
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Nuevo**
District:
Township/Range: T4SR2W
Section : 20



ASSESSORS
BK. PG. 427-37
THOMAS
BROS.PG 779 B6

TR32065
EXISTING ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**

Township/Range: **T4SR2W**
 Section : **20**



0 410 820 1,640 2,460



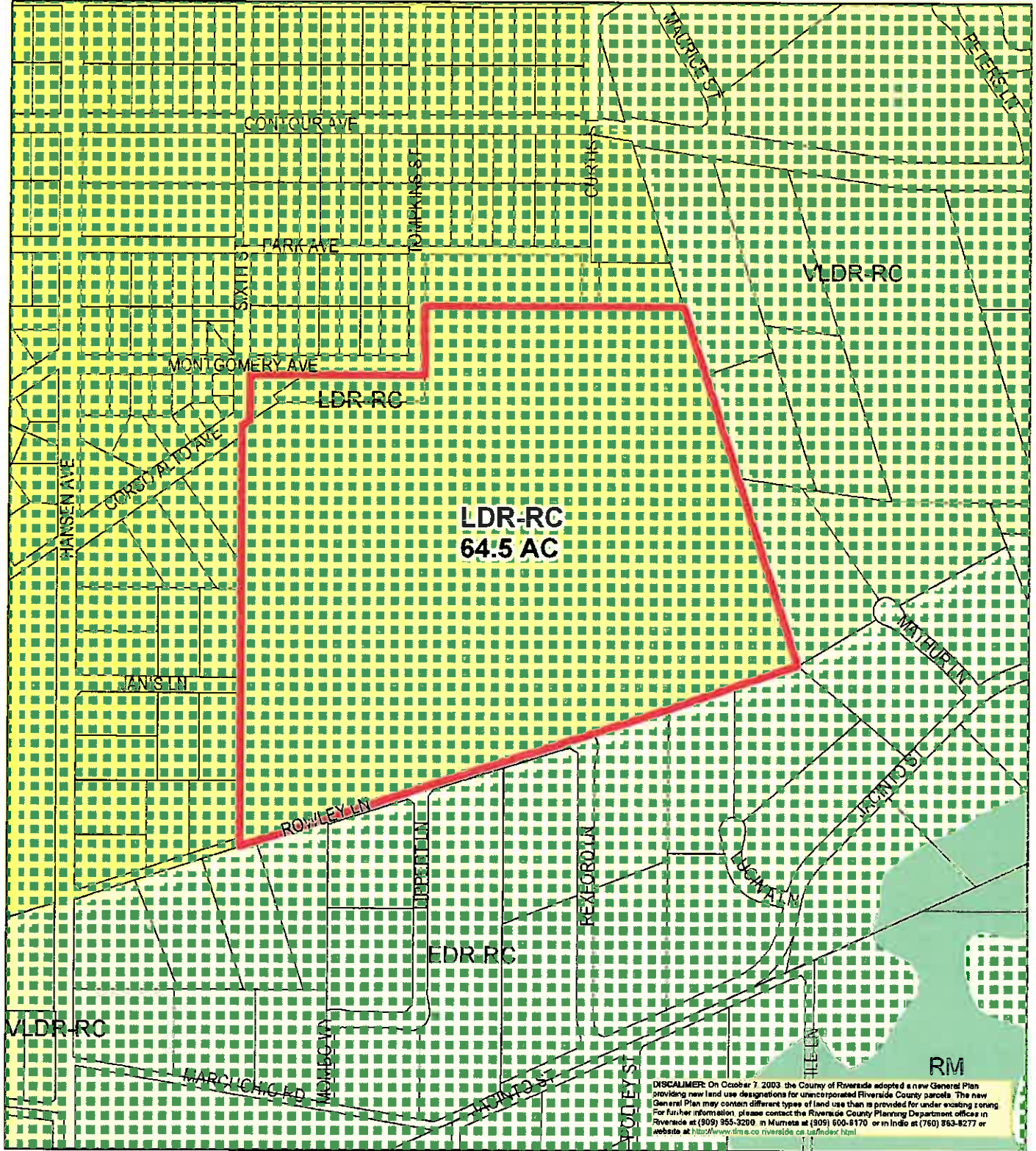
Feet

ASSESSORS

BK. PG. **427-37**

THOMAS

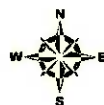
BROS.PG **779 B6**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**

Township/Range: **T4SR2W**
Section : **20**



ASSESSORS
BK. PG. **427-37**
THOMAS
BROS. PG. **779 B6**

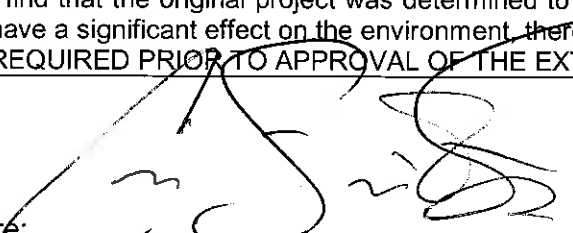
Extension of Time Environmental Determination

Project Case Number: TR32065M1
 Original E.A. Number: EA39447
 Extension of Time No.: Second
 Original Approval Date: May 25, 2005
 Project Location: North of Rowley Lane, South of Montgomery Avenue and East of 6th Street _____

Project Description: Schedule B - subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road. _____

On May 25, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	i find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 

 Tim Wheeler, Urban Regional Planner III

Date: July 22, 2016

 For Steve Weiss, Planning Director

June 5, 2016

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501

re: Extension Of Time #2 for Tract# TR32065M1/Conditions of Approval

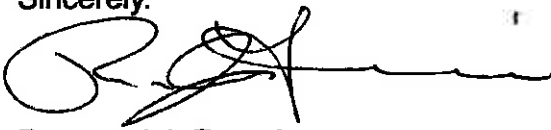
Dear Mr. Wheeler:

Please receive this letter as our "acceptance" of the "conditions of approval" by the Riverside County LMS dated 05/31/16. We are in receipt of and have reviewed the additional conditions for TR32065 (parcel:427-111-047) proposed as part of the tentative map extension(#2) process. We agree to these additional conditions, and are in the process of proposing modifications to the original conditions placed on this tract by Flood Control requiring significant offsite storm drain improvements.

We plan to begin discussions with the County Flood department about our proposed modifications. Regardless of the outcome with Flood Control, we would like to ensure that the tentative map approvals are extended. We look forward to working with you to resolve any and all conditions for this tract.

Should you need to contact me, please feel free to email: ray.ferrari@mac.com or call 530.368.2714. Thank you for your assistance in this matter.

I remain,
Sincerely,

A handwritten signature in black ink, appearing to read 'Ray', with a large, stylized initial 'R' at the beginning.

Raymond J. Ferrari
(Ray)

cc: Rich Ferrari, Dave Ferrari, Ron Ferrari

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT2- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 2 EOT2- WATER WILL SERVE RECOMMND

A "Will-Serve" letter is required from the agency providing water service.

50.E HEALTH. 3 EOT2- PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP EOT2 CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - EOT2 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

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - EOT2 NPDES/SWPPP (cont.) RECOMMND

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 - EOT2 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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2- SEPTIC SIZING RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

60.E HEALTH. 2 EOT2- GRADING & FEASIBILITY RECOMMND

On those projects where the grading plans are prepared by other than the person preparing the soils feasibility report, a statement must be included on the grading plan submitted for review and approval with the soil engineer's signature and seal as to the appropriateness of the grading with regard to the conclusions and recommendations set forth in the soil engineer's feasibility report.

60.E HEALTH. 3 EOT2 - PLAN REQMENTS RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended:
1) The proposed cuts and/or fills in the areas of the

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 3 EOT2 - PLAN REQMENTS (cont.)

RECOMMND

sewage disposal systems.

2) The primary sewage disposal system and its 100% expansion.

3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system.

4) The original tile line to be installed and all required expansion area shall be located in a natural undisturbed soil at the depth of the percolation tests performed.

5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 EOT2- SEPTIC PLANS

RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 MAP - EOT2 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

07/22/16
15:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - EOT2 IF WQMP REQUIRED (cont.) RECOMMND

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

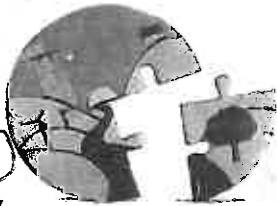
5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 2 EOT2- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

RIVERSIDE COUNTY
PLANNING DEPARTMENT



Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR# 32065 (Luna) DATE SUBMITTED: 3-23-2016

Assessor's Parcel Number(s): 427-370-010, 427-111-046, 427-111-047

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 08/09/2005

Applicant's Name: RAYMOND Ferrari et al. E-Mail: ray.ferrari@mac.com

Mailing Address: 2565 Shirland Tract Rd.
Auburn CA 95603
City State ZIP

Daytime Phone No: (530) 368-2714 Fax No: (530) 885-5833

Property Owner's Name: RAYMOND Ferrari et al. E-Mail: ray.ferrari@mac.com

Mailing Address: 2565 Shirland Tract Rd.
Auburn CA 95603
City State ZIP

Daytime Phone No: (530) 368-2714 Fax No: (530) 885-5833

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 EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Raymond (Ray) J. Ferrari
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.


SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32065 M1 -

Applicant: Raymond Ferrari - Fifth Supervisorial District – Nuevo Zoning Area -
Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR)-
Location: Northerly of Rowley Lane, Southerly of Montgomery Avenue and Easterly of
6th Street – 64.5 Gross acres - Zoning: Residential Agriculture - (R-A) - APPROVED
PROJECT DESCRIPTION: Schedule B - subdivide 64.5 gross acres into 99 single-
family residential lots, two detention basins, and one 16.5 wide access road. -

**REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP
No. 32065 M1**, extending the expiration date to May 25th, 2017. Project Planner Tim
Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Agenda Item No.: **4 . 2**
Area Plan: Southwest Area Plan
Zoning Area: Rancho California Area
Supervisory District: Third/Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: August 3, 2016

CHANGE OF ZONE NO. 7910
No Further Environmental Documentation
Required
Applicant: Mohsen and Gilda Tavoussi
Engineer/Representative: Shahriar Etemadi


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7910 proposes to change the site's zoning from Residential Agricultural - 20 acre minimum (R-A-20) Zone to Wine Country - Winery (WC-W) Zone. This change of zone will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area and Wine Country - Winery Zone.

This site is located northwest of Los Caballos Road and Santa Anita Road intersection at 35010 Santa Rita Road Temecula CA 92592.

BACKGROUND:

The project site is located within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

The site has an existing one-family dwelling unit. There are no issues of concern for this item. The site is within the Winery District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act Guidelines if new or significant changes are identified, and all applicable conditions will apply as part of any Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) to the north and east; Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area – Winery District (10-acre min.) the the west; Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area – Equestrian District (10-acre min.) and Rural: Rural

- | | |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #3): | Residential (R-RR) (5 acre min.) to the south
Residential Agricultural 20-acre min. (R-A-20) Zone |
| 4. Proposed Zoning (Ex. #3): | Wine Country - Winery (WC-W) Zone |
| 5. Surrounding Zoning (Ex. #3): | Residential Agricultural 20-acre min. (R-A-20) Zone to the west, Light Agriculture 20-acre min. Zone (A-1-20) to the east, Wine Country – Equestrian (WC-E) and Rural Residential (R-R) Zones to the south |
| 6. Existing Land Use (Ex. #1): | Single family dwelling unit |
| 7. Surrounding Land Use (Ex. #1): | Vineyards to the east, citrus groves and single family residents to the north, south and west |
| 8. Project Data: | Total Acreage: 20 gross acres |
| 9. Environmental Concerns: | No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 |

RECOMMENDATIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7910, amending the zoning classification for the subject property from R-A-20 Zone to WC-W Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) of the Southwest Area Plan.
2. The existing use, a single family dwelling unit, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
3. The existing zoning for the project site is Residential Agricultural 20-acre min. (R-A-20) Zone.
4. The project site is surrounded to the north, west and east by properties that are designated AG: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.); the properties located to the south are

CHANGE OF ZONE NO. 7910

Planning Commission Staff Report: August 3, 2016

Page 3 of 4

designated Rural: Rural Residential (R-RR) within the Temecula Valley Wine country Policy Area – Equestrian District (10 acre min.) and R-RR (5-acre min.).

5. The proposed zoning for the subject site is Wine Country - Winery (WC-W) Zone.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
7. The project site is surrounded by properties which are zoned Light Agriculture 10- and 20-acre min. (A-1-10 and A-1-20), Residential Agricultural 20-acre min. (R-A-20), Rural Residential (R-R), and Wine Country-Equestrian (WC-E).
8. The Project site is surrounded by similar residential units and agricultural uses.
9. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. This project is not within the City Sphere of Influence of Temecula.
11. Change of Zone No. 7910 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Winery Zone, respectively. Minor modifications to the Wine Country Zones were subsequently approved by the Board through adoption of Ordinance No. 348.4818 to improve the implementation of the Community Plan. In compliance with CEQA an addendum to the EIR No. 524 was considered for the modifications and the Board approved Ordinance No. 348.4818 on December 15, 2015.
12. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7910 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7910 is changing the property's zoning classification to Wine Country - Winery Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
 - c. The Wine Country - Winery Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and

CHANGE OF ZONE NO. 7910

Planning Commission Staff Report: August 3, 2016

Page 4 of 4

- e. Change of zone No. 7910 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Winery Zone analyzed in EIR No. 524.

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Wine Country - Winery (WC-W) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

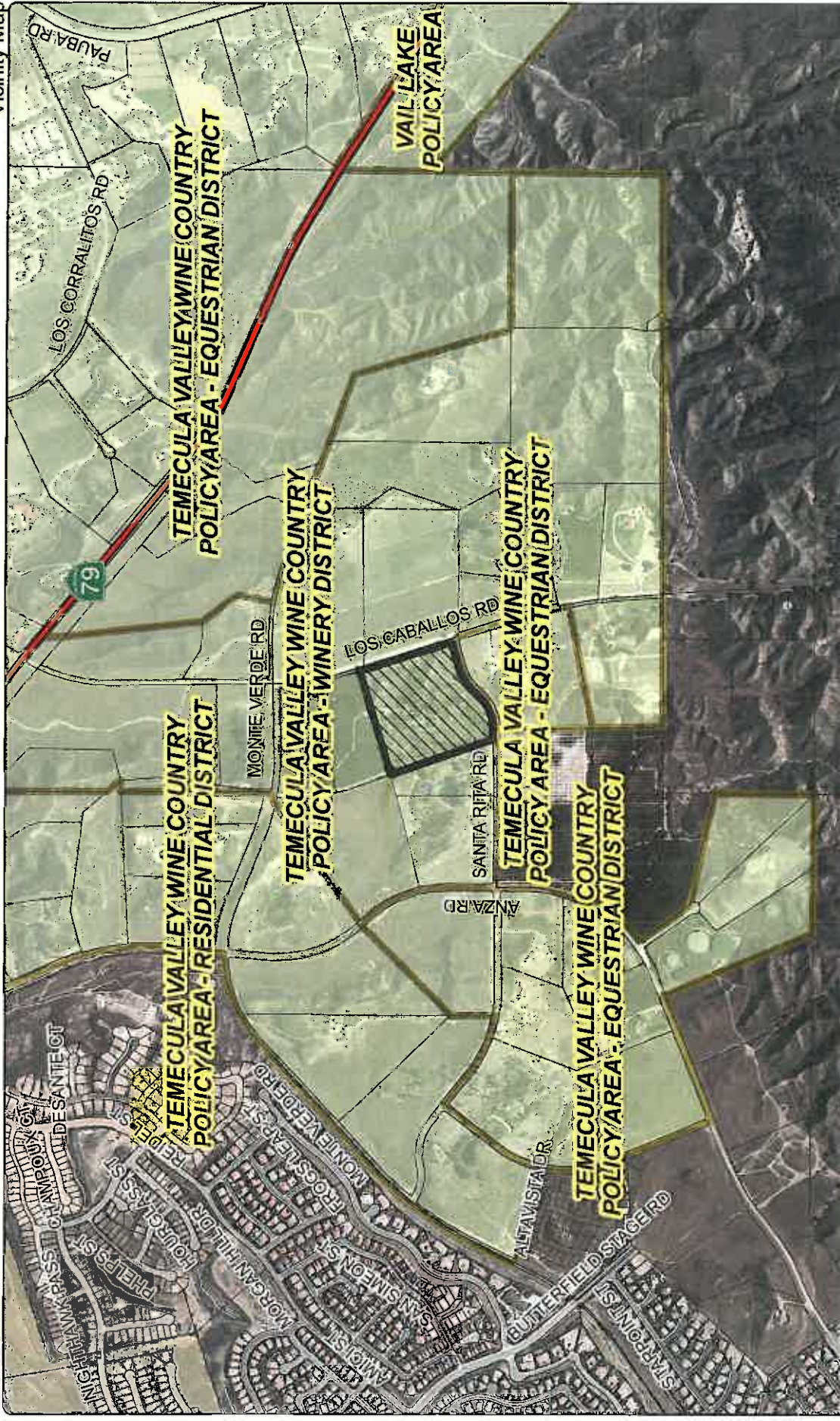
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Temecula sphere of influence;
 - b. A Special Flood Hazard Area or dam inundation area;
 - c. A MSHCP Core Reserve Area;
 - d. Within an Area Drainage Plan boundary; and,
 - e. County Service Area;
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. A County Fault Zone and fault line;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - e. Paleontological Sensitive area;
 - f. An area that is susceptible to subsidence;
 - g. Within a very low liquefaction potential area; and,
 - h. Zone A, 13.20 Miles from Mt. Palomar Observatory;
4. The subject site is currently designated as Assessor's Parcel Number: 966-380-021.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07910
VICINITY/POLICY AREAS**

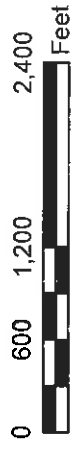
Supervisor: Washington
District 3

Date Drawn: 05/18/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. This plan provides the framework for future development in Riverside County. This map is a preliminary map and is not intended to be used as a legal document. For more information on the County of Riverside, please contact the Planning Department at (951) 765-3000 (Western County) or at (951) 765-4277 (Eastern County) or Website: <http://www.riversideca.gov>

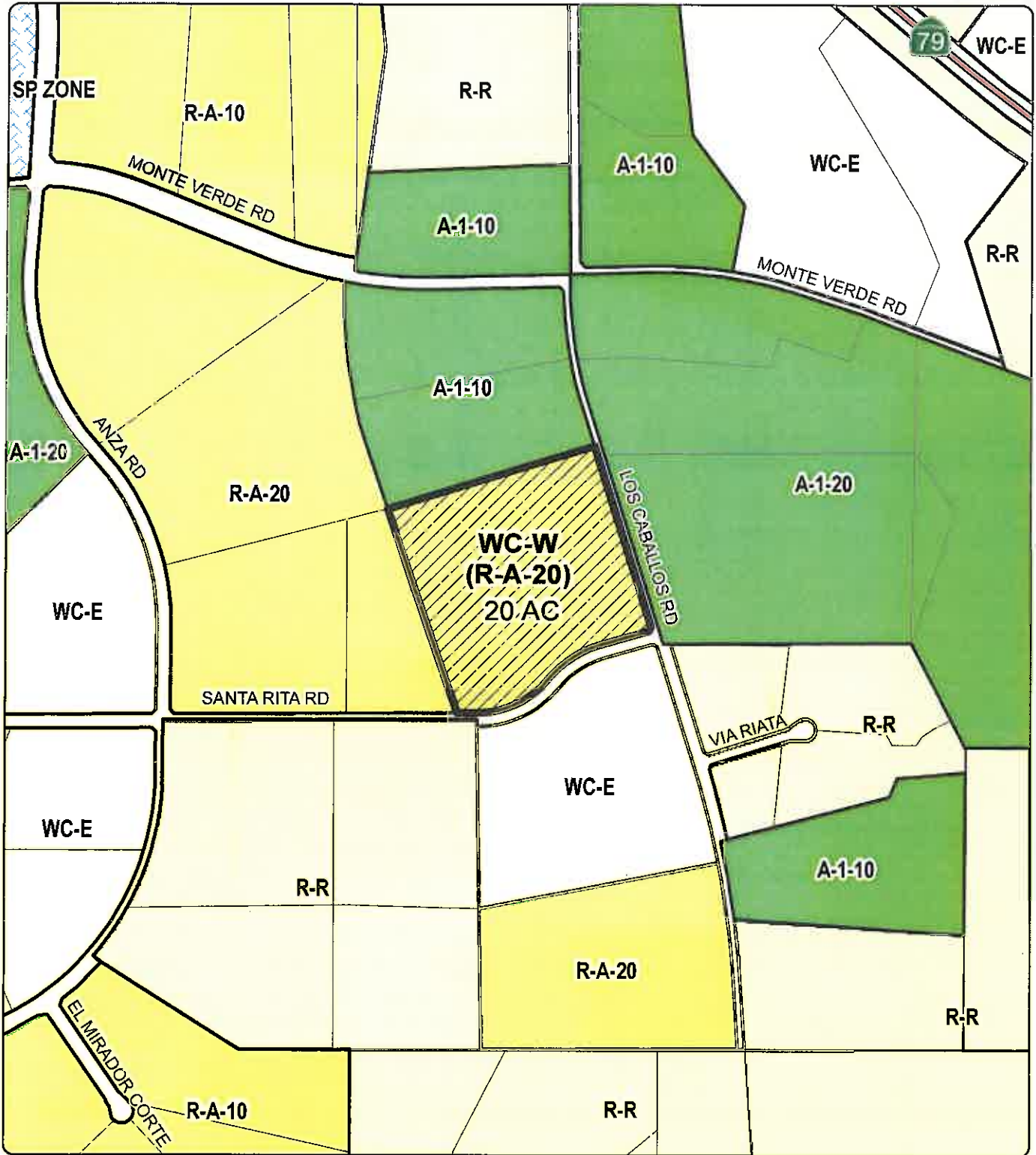
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07910

PROPOSED ZONING

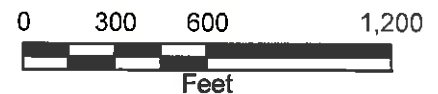
Supervisor: Washington
District 3

Date Drawn: 05/17/2016
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.scirtna.org>

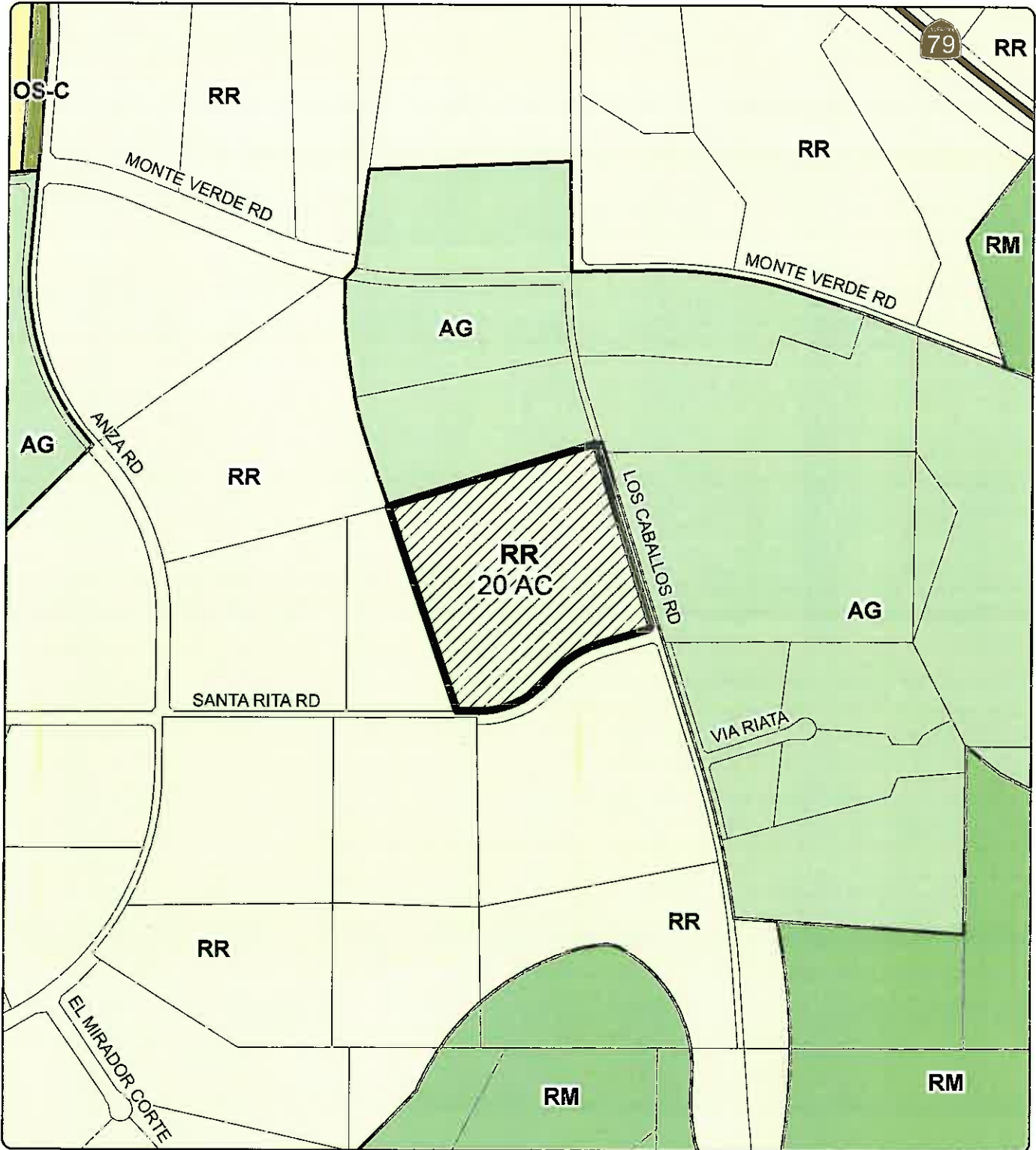
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07910

EXISTING GENERAL PLAN

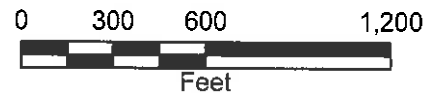
Supervisor: Washington
District 3

Date Drawn: 05/17/2016
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.rctdma.org>

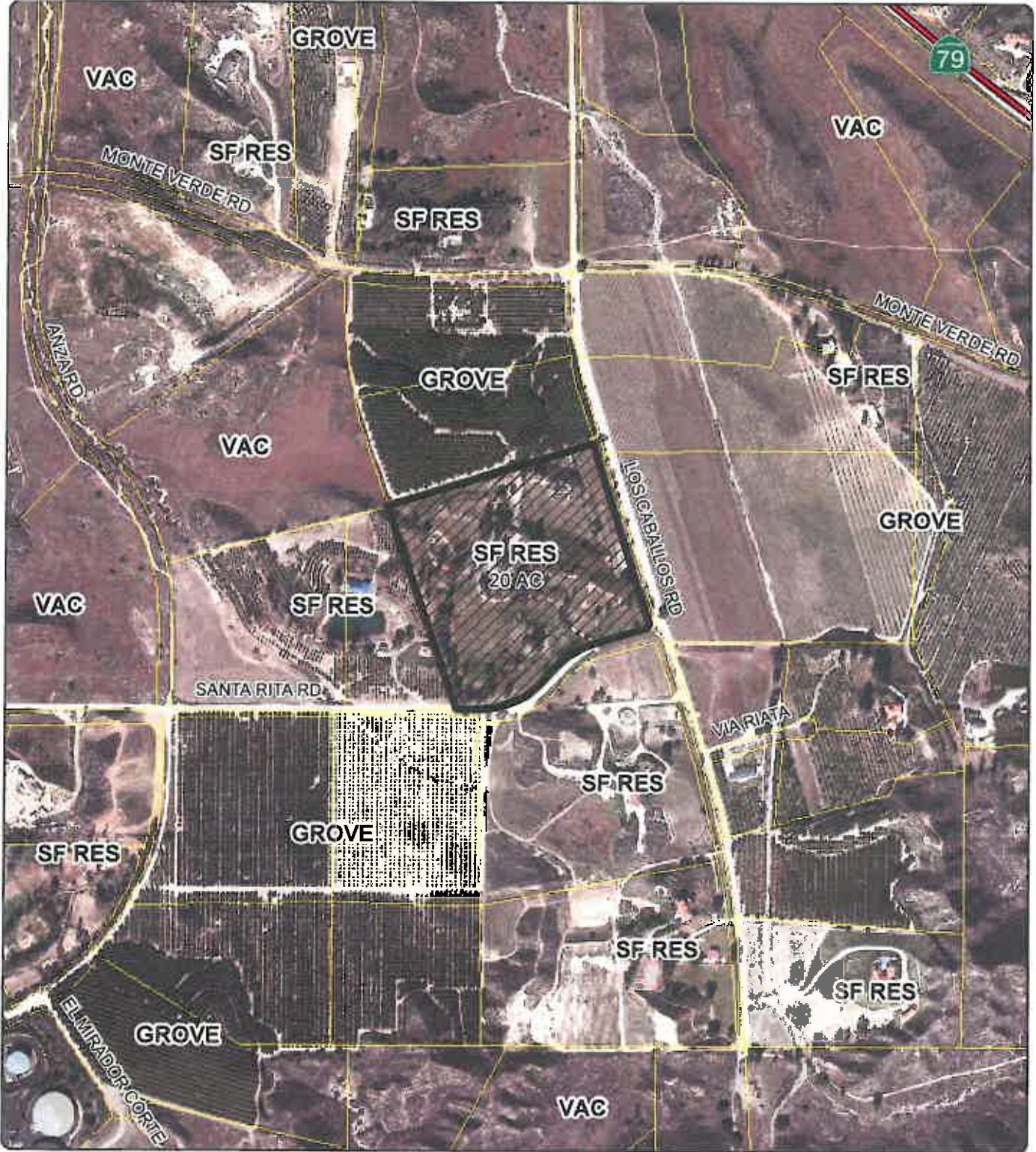
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07910

LAND USE

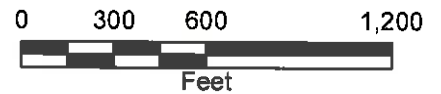
Supervisor: Washington
District 3

Date Drawn: 05/17/2016
Exhibit 1



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)953-8277 (Eastern County) or Website <http://planning.pcdma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE: _____

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07910 DATE SUBMITTED: 4-25-16

APPLICATION INFORMATION

Applicant's Name: Dr. Mohsen Tavoussi E-Mail: parowestate@gmail.com

Mailing Address: 35010 Santa Rita Road
Temecula City
CA State
92592 ZIP

Daytime Phone No: (714) 608-4106 Fax No: ()

Engineer/Representative's Name: Shahriar Etemadi E-Mail: Etemadi.sts@gmail.com

Mailing Address: 6449 Red Keel
Columbia City
MD State
21044 ZIP

Daytime Phone No: (410) 718-8660 Fax No: ()

Property Owner's Name: Dr. Mohsen & Dr. Gilda V. Tavoussi E-Mail: parowestate@gmail.com

Mailing Address: 35010 Santa Rita Road
Temecula City
CA State
92592 ZIP

Daytime Phone No: (714) 608-4106 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER



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.

Dr. Mohsen Tavoussi	
<u>PRINTED NAME OF APPLICANT</u>	<u>SIGNATURE OF APPLICANT</u>

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.

Dr. Mohsen Tavoussi	
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>
Dr. Gilda V. Tavoussi	
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 966380021-3

Section: 13 Township: T8S Range: R2W

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of Santa Rita Road, South of _____, East of _____, West of Los Caballos Road.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2001, Page 980, B2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The property is currently zoned Residential Agricultural (R-A-20) and the proposed zoning change is to "Wine Country" to conform to County's General Plan Amendment No. 1077.

Related cases filed in conjunction with this request:

NONE



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Dr. Mohsen Tavoussi hereafter "Applicant" and Dr. Mohsen and Dr. Gilda V. Tavoussi Property

Owner". Description of application/permit use:

Change of zone from Residential Agricultural (R-A-20) to "Wine Country" to conform to County's General Plan Amendment No. 1077.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 966380021-3

Property Location or Address:
35010 Santa Rita Road, Temecula, CA 92592

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dr. Mohsen and Dr. Gilda V. Tavoussi Phone No.: (714) 608-4106

Firm Name: Property Email: parowestate@gmail.com

Address: 35010 Santa Rita Road
Temecula, CA 92592


3. APPLICANT INFORMATION:

Applicant Name: Dr. Mohsen Tavoussi Phone No.: (714) 608-4106



Firm Name: Parow Estate Email: parowestate@gmail.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 04/08/16

Print Name and Title: MOHSEN TAVOUSSI (OWNER)

Signature of Property Owner:   Date: 04/08/16

Print Name and Title: GILDA TAVOUSSI MOHSEN TAVOUSSI

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

Recording Requested By
 First American Title Company
 Riverside Resale

AND WHEN RECORDED MAIL TO:

Mohsen Tavoussi
 2001 Cahuna Terrace
 Corona Del Mar, CA 92625

DOC # 2005-0946310
 11/15/2005 08:00A Fee:37.00
 Page 1 of 1 Doc T Tax Paid
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NDCOR	SMF	MISC.
			1					1-TP	AA
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

8091699.30

Title Order No.: 2091699
 TRA# 094-027

GRANT DEED

952-250-031-9

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,650.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area **AND**

T
AA
37

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph M. Phelps and Louise F. Phelps, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Mohsen Tavoussi and Gilda Tavoussi, Husband and Wife as Joint Tenants

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 24 OF PARCEL MAP 5136, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 48 AND 49 OF PARCEL MAP, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 952-250-031-9

DATED October 3, 2005

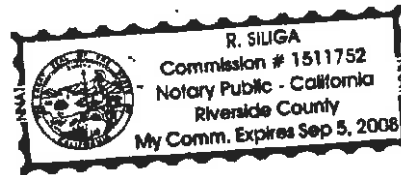
STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE

On Riverside 10/17/05 Joseph M. Phelps
 Before me, R. Siliga Joseph M. Phelps

A Notary Public in and for said State, personally appeared Louise F. Phelps
Joseph M. Phelps & Louise F. Phelps Louise F. Phelps

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

WITNESS my hand and official seal.



Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Mohsen Tavoussi and Gilda Tavoussi (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 966-380-021 (“PROPERTY”); and,

WHEREAS, on April 25, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7910 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.


NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

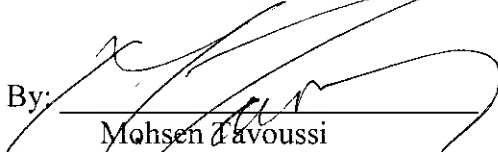
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

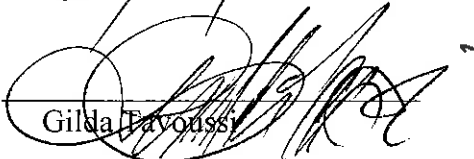
By: 
Steven Weiss
Riverside County Planning Director

Dated: 7/22/16


PROPERTY OWNER:
Mohsen Tavoussi and Gilda Tavoussi

By: 
Mohsen Tavoussi

Dated: 07/06/16

By: 
Gilda Tavoussi

Dated: 06/29/16

FORM APPROVED COUNTY COUNSEL
BY:  7/19/16
MICHELLE CLACK DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

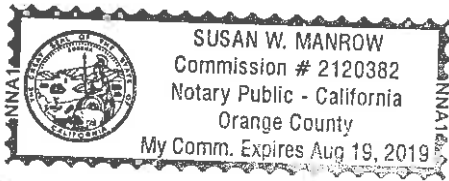
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On July 6, 2016 before me, Susan W. Manrow, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Mohsen Tavousi
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Susan W. Manrow
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 7-6-16
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

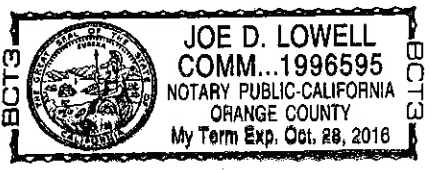
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On June 29, 2016 before me, Joe D. Lowell, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Gilda Tavoroussi
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.
Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Printed at: 10:51 am
On: Tuesday, Jul 05, 2016

Ad #: 0010179474
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising

Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 07/12/2016
Stop Date: 07/12/2016
Insertions: 1 print / 1 online

Rate code: City Ad Lgl-PE
Ad type: C Legal

Size: 2 X 88 Li
Bill Size: 176.00

Amount Due: **\$211.20**

Ad Copy:

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:

CHANGE OF ZONE NO. 7910 - No New Environmental Documentation Required - Applicant: Mohsen and Gilda Tavoussi - Engineer/Representative: Shahriar Etemad - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (10-Acre Minimum) - Temecula Valley Wine Country Policy Area - Winery District - Location: Northerly of Santa Rita Road, southerly of Monte Verde Road, easterly of Anza Road and westerly of Los Caballos Road - 20 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) - **REQUEST:** Change of Zone to Wine Country - Winery (WC-W) Zone.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.
DATE OF HEARING: AUGUST 3, 2016
PLACE OF HEARING: CITY OF PERRIS
CITY COUNCIL CHAMBER
101 N. D STREET
PERRIS, CA 92570

For further information regarding this project, please contact Project Planner, Phayvanh Nanthavongdouangsy at (951) 955-6573 or e-mail pnanthav, 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 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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: Phayvanh Nanthavongdouangsy
P.O. Box 1409, Riverside, CA 92502-1409

7/12

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/17/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07910 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

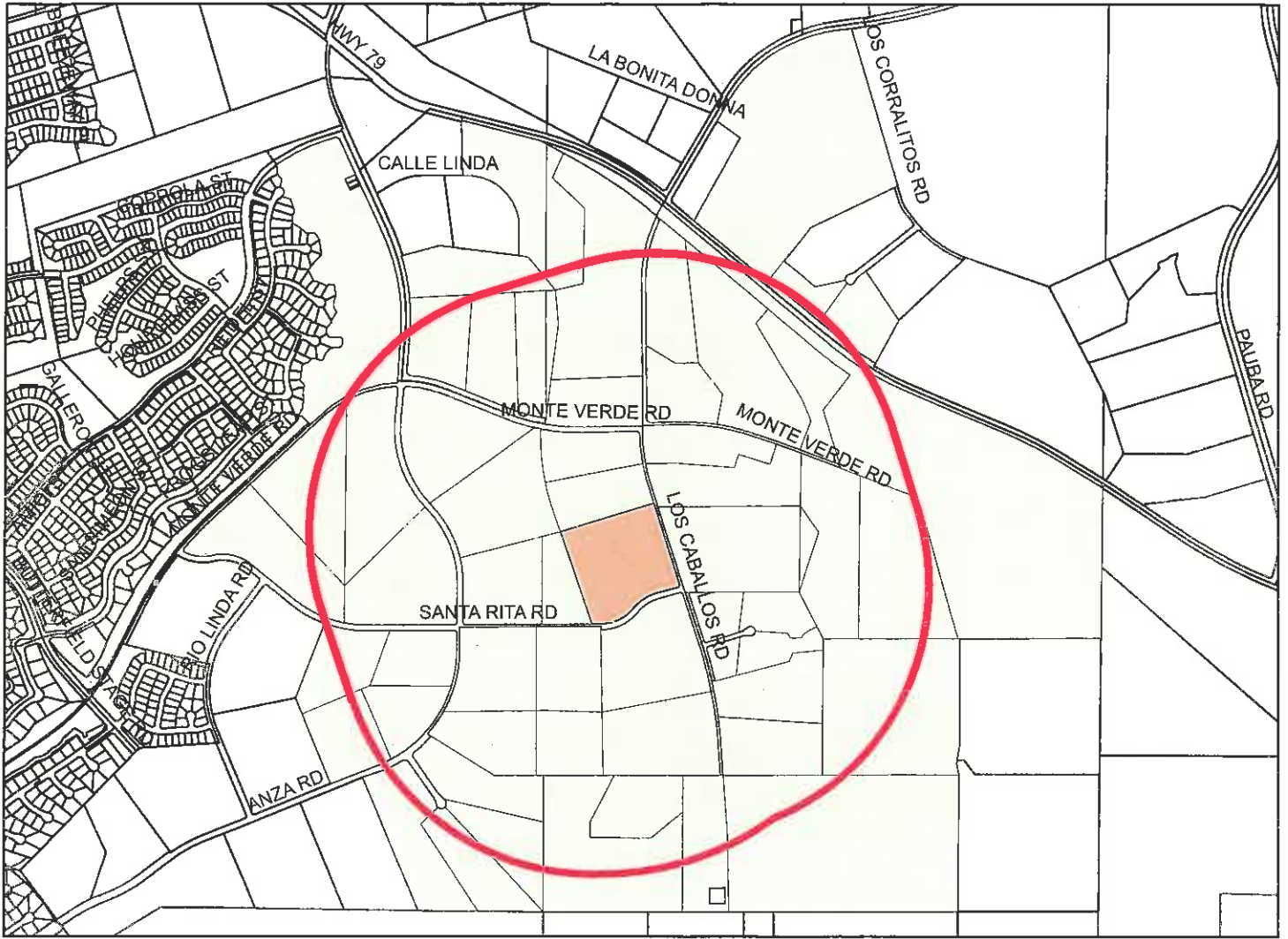
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

LABELS GOOD
T: 11/17/2016

CZ07910 (2400 feet buffer)



Selected Parcels

966-380-014	966-380-015	927-600-006	966-380-013	927-180-020	966-380-017	966-380-018	927-160-039	927-180-006	927-180-013
927-180-014	927-180-015	927-180-021	966-380-028	966-380-029	966-380-030	966-380-031	966-380-032	927-180-034	927-600-010
966-380-024	966-380-026	917-110-012	927-180-002	927-610-004	966-380-023	966-380-022	927-600-007	927-610-005	966-380-025
927-600-008	927-600-009	966-380-016	966-380-021	966-380-036	966-380-037	966-380-020	927-160-023	966-380-033	966-380-035
917-110-017	917-110-018	917-110-020	917-110-021	966-380-034	966-380-027	927-180-028	927-180-029	927-180-030	927-180-031
966-380-019	966-170-040	927-180-026	927-160-042	927-180-012	927-180-007	927-180-033	927-180-035	927-610-001	927-610-002



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: 917110020, APN: 917110020
REGENTS OF THE UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94612

ASMT: 927180020, APN: 927180020
EFFIE GEORGANTOPOULOS, ETAL
31581 AQUACATE RD
SAN JUAN CAPISTRANO CA 92675

ASMT: 927160023, APN: 927160023
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

ASMT: 927180021, APN: 927180021
KYUNG YOO, ETAL
16450 LA DONA CIR
HUNTINGTON BEACH CA 92649

ASMT: 927160039, APN: 927160039
GEORGE FORTIN
44129 MAGGIE WEED LN
TEMECULA CA 92592

ASMT: 927180026, APN: 927180026
LAURA TURNBOW, ETAL
34200 MADERA DE PLAYA
TEMECULA CA 92592

ASMT: 927160042, APN: 927160042
LINDA PAINE, ETAL
43750 LOS CABALLOS
TEMECULA, CA. 92592

ASMT: 927180031, APN: 927180031
ROBIN CHISHOLM
35255 BEACH RD
CAPISTRANO BEACH CA 92624

ASMT: 927180006, APN: 927180006
ASSOC, ETAL
37812 DOROTHY CT
TEMECULA CA 92592

ASMT: 927180034, APN: 927180034
LORI SAPPINGTON, ETAL
35355 VIA RIATA
TEMECULA CA 92592

ASMT: 927180007, APN: 927180007
RHONDA CORNELL, ETAL
45240 LOS CABALLOS RD
TEMECULA CA 92592

ASMT: 927180035, APN: 927180035
LAURA REAMES, ETAL
35450 VIA RIATA
TEMECULA, CA. 92592

ASMT: 927180012, APN: 927180012
SUSANNE CAMPBELL, ETAL
22536 LAKE FOREST LN
LAKE FOREST CA 92630

ASMT: 927600007, APN: 927600007
LINDA MARTIN, ETAL
34860 MONTE VERDE RD
TEMECULA, CA. 92592



ASMT: 927600009, APN: 927600009
THATSANARY SOUBANNARATH, ETAL
32099 CAMINO RABAGO
TEMECULA CA 92592

ASMT: 966380016, APN: 966380016
KATHLEEN SPANO, ETAL
34670 SANTA RITA RD
TEMECULA CA 92592

ASMT: 927600010, APN: 927600010
JUDITH SPERLING, ETAL
9996 GILLETTE RD
LE GRAND CA 95333

ASMT: 966380018, APN: 966380018
DIANE YOUNT
34970 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 927610002, APN: 927610002
HSI CHAN, ETAL
P O BOX 3163
MANHATTAN BEACH CA 90266

ASMT: 966380019, APN: 966380019
SOONTAREE NEMEC
41 ROCKY KNOLL
IRVINE CA 92715

ASMT: 927610005, APN: 927610005
LINDA MARTIN, ETAL
34860 MONTE VERDE
TEMECULA CA 92592

ASMT: 966380020, APN: 966380020
RAKSHANDA AHMED, ETAL
36035 CORTE LISBOA
MURRIETA CA 92562

ASMT: 966170040, APN: 966170040
STANDARD PACIFIC CORP
15360 BARRANCA PKWY
IRVINE CA 92618

ASMT: 966380021, APN: 966380021
GILDA TAVOUSSI, ETAL
35010 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380013, APN: 966380013
CHUXIANG WANG
C/O ROBERT THOMAS ORMOND
2001 6TH AVE STE 2022
SEATTLE WA 98121

ASMT: 966380022, APN: 966380022
BRADLEY CAPEN, ETAL
31874 VIA BARRAZA
TEMECULA CA 92592

ASMT: 966380015, APN: 966380015
ALI POURDASTAN
48 VIA ALCAMO
SAN CLEMENTE CA 92673

ASMT: 966380023, APN: 966380023
KENNETH SMITH
44040 JERAMIE DR
TEMECULA CA 92592



ASMT: 966380024, APN: 966380024
SUSAN HARRISON, ETAL
34725 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380035, APN: 966380035
RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 966380025, APN: 966380025
JILL LITTEN, ETAL
45031 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380037, APN: 966380037
MONTE VERDE ROAD
2700 PCH 2ND FL
TORRANCE CA 90505

ASMT: 966380026, APN: 966380026
ROBB WALLEN, ETAL
C/O ELIZABETH A VIETS
45201 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380027, APN: 966380027
SARAJANE KIRBY, ETAL
34555 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380032, APN: 966380032
BEDHAWK INV, ETAL
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 966380033, APN: 966380033
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 966380034, APN: 966380034
JINGWEI HOPKINS, ETAL
399 E STATE ST
PLEASANT GROVE UT 84062



Dr. Moshen and Dr. Gilda Tavoussi
35010 Santa Rita Road
Temecula, CA 92592

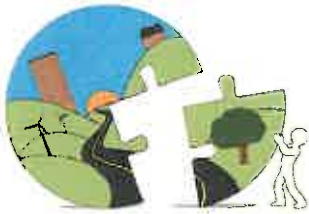
Dr. Moshen and Dr. Gilda Tavoussi
35010 Santa Rita Road
Temecula, CA 92592

Dr. Moshen and Dr. Gilda Tavoussi
35010 Santa Rita Road
Temecula, CA 92592

Shahriar Etemadi
6449 Red Keel
Columbia, MD 21044

Shahriar Etemadi
6449 Red Keel
Columbia, MD 21044

Shahriar Etemadi
6449 Red Keel
Columbia, MD 21044



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7910 (CZ7910)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Mohsen and Gilda Tavoussi

Project Applicant

35010 Santa Rita Road Temecula CA 92592

Address

North of Santa Rita Road, South of Monte Verde Road, East of Anza Road and West of Los Caballos Road - 35010 Santa Rita Road, Temecula CA 92592

Project Location

Change of Zone No. 7910 proposes to change the existing zoning of Rural Residential (RR) zone to Wine Country-Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7910 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7910 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7910 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7910 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/19/2016
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06080 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1608392

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

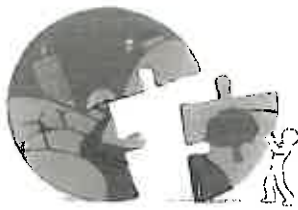
Received from: TAVOUSSI MOHSEN AND GILDA \$50.00
paid by: CASH
paid towards: CFG06298 CALIF FISH & GAME: DOC FEE
CFG FOR CZ07910
at parcel #: 35010 SANTA RITA RD TEM
appl type: CFG3

By _____ Jul 18, 2016 10:19
MGARDNER posting date Jul 18, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY

MAR 13 2014

PLANNING DEPARTMENT
Riverside, California

Juan C. Perez
TLMA Director/
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Temecula Valley Wine Country Community Plan, General Plan Amendment (GPA) No. 1077, Zoning Ordinance Amendment No. 348.4729, Temecula Valley Wine Country Design Guidelines, Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Program Environmental Impact Report No. 524
Project Title/Case Numbers

Phayvanh Nanthavongduangsy
County Contact Person 951-955-6573
Phone Number

SCH No. 2009121076
State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside TLMA-Planning Department
Project Applicant 4080 Lemon St. 12th Floor Riverside Ca 92501-1409
Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.
Project Location

The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viticulture potential and associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The project includes the following County actions: (1) Adoption of General Plan Amendment No. 1077 which adopts the Wine Country Community Plan and updates the existing Southwest Area Plan (SWAP) and other elements of the County General Plan, particularly the policies and classifications that implement the General Plan; and (2) Zoning Ordinance Amendment No. 348.4729, adding new zoning boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas; (3) Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and adopting the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 11, 2014, and has made the following determinations regarding that project:

1. The project will have a significant effect on the environment.
2. A Program Environmental Report was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency;
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Program Environmental Impact Report No. 524 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

TLMA Director / Interim Planning Director
Title

March 11, 2014
Date

Date Received for Filing and Posting at OPR: _____

FILED

3-28
MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

MAR 13 2014
9.15.14
2

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201400140

State Clearinghouse # (if applicable): 2009121076

Lead Agency: COUNTY PLANNING Date: 03/13/2014

County Agency of Filing: Riverside Document No: 201400140

Project Title: EIR 524; TEMECULA VALLEY WINE COUNTRY GPA 1077; ZONING 348.4729

Project Applicant Name: COUNTY PLANNING - TLMA PLANNING DEPT Phone Number: 951 955-6573

Project Applicant Address: 4080 LEMON STREET, 12TH FLOOR RIVERSIDE CA 92501-1409

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:


<input checked="" type="checkbox"/> Environmental Impact Report	<u>3029.75</u>
<input type="checkbox"/> Negative Declaration	<u> </u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	<u> </u>
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	<u> </u>
<input checked="" type="checkbox"/> County Administration Fee	<u>\$50.00</u>
<input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached))	<u> </u>
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	<u> </u>
Total Received	<u>3079.75</u>

Signature and title of person receiving payment: 

Notes:

Agenda Item No.: 4.3
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisory District: First
Project Planner: Brett Dawson
Planning Commission: August 3, 2016

CONDITIONAL USE PERMIT No. 2931, R2
EA. NO. 42305
Applicant: Acker Stone Steve Schamp
Engineer/Representative: Webb and Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2. proposes to delete condition No. 24 of Conditional Use Permit (CUP02931) related to the expiration of the permit. The Conditional Use Permit is proposed to be extended for 10 Years as well as an alteration to the existing Acker Stone Industries site that will add 9.9 gross acres (7.69 net acres) to the existing site to create a 16.22 gross acre (13.61 net acres) site. No new buildings are proposed with this expansion.

It has been conditioned that if the owner wishes to extend the permit life further than the proposed 10 years, a revised permit application will need to be filed with the County so the road improvements can be conditioned.

The expansion area is primarily proposed to be utilized as a storage facility for pavers, pallets and loose sand. The pavers are manufactured at the Acker Stone facility. The expansion site is proposed to be graded, gravel put down, and pavers placed over the entire site.

The project site is located easterly of Temescal Canyon Road and northerly of Horsethief Canyon Road.

BACKGROUND

- The project was originally approved under a Conditional Use Permit (CUP No. 2931) in 1987, which permitted the operation of a paver manufacturing plant on 6.31 acres (APN 391-100-022) at 13296 Temescal Canyon Road and has been in operation since 1988.
- In June 1999, the CUP was amended to include a 1,632-square-foot office addition (CUP No.02931S1).
- In April 2010 the applicant applied for a revised Conditional Use Permit (CUP02931R2) to remove condition No.24 of the original Conditional Use Permit causing it to expire, to extend the life of the Conditional Use Permit an additional 10 years, and to expand the storage area an additional 9.98 Gross Acres. No new buildings are proposed with this expansion.

As currently approved, the existing 6.32 acre site includes a 14,400 SF manufacturing plant (5,500 SF manufacturing and 8,900 SF warehouse) that is fully sprinklered, a 1,632 SF office, an 1,800 SF metal building (not sprinklered), three metal buildings attached to the plant totaling 6,800 SF, 33 parking spaces (including 2 handicap access spaces), a 1,500 gallon diesel storage tank, and two 100 gallon propane tanks. The expansion area in this proposal is currently being used for storage without a permit.

It will be graded, decomposed granite laid down and pavers will be laid on top of the granite. Then will be utilized for the storage of palettes, pavers and loose sand.

The Conditional Use Permit has been conditioned (20 PLANNING 8) that within 6 months of approval, or prior to the issuance of a grading permit whichever occurs first, a Certificate of parcel merger shall be reviewed and approved by the Planning Department. Additionally, within 6 months the expansion site shall be cleaned up where drive isles are cleared up and defined, and approved landscape screening shall be installed.

Of the 9.9 gross additional acres proposed by this Project, 1.02 gross acres will be dedicated to the County of Riverside for Multi Species Habitat Conservation Plan Intake No. 1821, and 1.46 gross acres for roadway. There will be a 40 foot MSHCP setback together with a 20 feet sediment basin and 15 feet of pavers with no storage, creating 75 feet of overall separation between the MSHCP area and the expansion storage area.

The batch processing (mixing the concrete) portion of the stamping process precedes the stamping and is partially outdoors and finishes indoors. Raw materials (sand and aggregate) are raised from an outside grated pit by belt conveyor to one of four silos, weighed and measured, then transferred by skip hoist up to the mixers inside the manufacturing building; cement, pigment, admix and water are combined in a mixer with the contents from the skip hoist. The result is delivered by overhead crane to one to the two Schlosser Board Machines.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Light Industrial (LI) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) to the north, west and east, Open Space: Water (OS-W) to the northeast and Light Industrial (LI) to the south and west. |
| 3. Existing Zoning: | Manufacturing: Service Commercial (M-SC) |
| 4. Surrounding Zoning: | Manufacturing: Service Commercial (M-SC) to the east, west and south, and Rural Residential (R-R) zone to the north. |
| 5. Existing Land Use: | Concrete paver production and storage. |
| 6. Surrounding Land Use: | Open space to east and west, mobile home storage and industrial uses to the south, vacant land to the north. |
| 7. Project Data: | Total Acreage: 16.22 |
| 8. Environmental Concerns: | Biological Resources and Cultural Resources |

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42305, 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 CONDITIONAL USE PERMIT NO. 2931 REVISION NO. 2 subject to the attached conditions of approval, and based upon the findings and conclusions included in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is has a General Plan Land Use Designation of Community Development (CD:LI) Light Industrial within the Temescal Wash Policy Area and Warm Springs Policy Area, within the Elsinore Area Plan.
2. The project is located within the Warm Springs Policy Area within the Elsinore Area Plan. The project complies with Warm Springs Policy ELAP 1.2, ELAP 1.3, and ELAP 1.4. The project is located in an area with Light Industrial across the street to the west. The environmental assessment has mitigated that the project is sensitive to environmental hazards and not substantially impact environmental resources and will not impact circulation systems.
3. The project complies with Elsinore Area Plan Policy ELAP 16.1 protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.
4. The project site is surrounded by properties which are designated Manufacturing – Service Commercial (M-SC) to the south, and Rural Residential (R-R) to the north.
5. The zoning classification for the subject site is Manufacturing Service Commercial (M SC), across the street to the south are two existing similar light industrial and storage uses.
6. The project has been conditioned (20 PLANNING 8) for parcels 391-100-001, 391-100-002 and 391-100-022 to be merged with a certificate of parcel merger. The Certificate of Parcel Merger shall be reviewed and approved by the Planning Department, The Permit holder shall submit proof of recordation of the parcel merger with the Planning department within six months of Planning Department approval.
7. The use, a concrete paver production and storage facility consistent with the proposed Light Industrial (LI) General Plan Land Use, and the Manufacturing Service Commercial (M-SC) zoning classification.
8. The use, Manufacture and storage of concrete products, is consistent with the development standards set forth in the Manufacturing Service Commercial (M-SC) zone. Concrete Batch Plants are permitted with a Conditional Use Permit within the M SC zone per Ordinance 348.4818 Section 11.2.C.
9. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. It was determined through approval of HANS1821 on January 22, 2008, that 1.02 gross acres of the property located in the northeastern corner of the site, nearest the Temescal Wash is required to be dedicated to the County of Riverside for Multiple Species Habitat Conservation Plan. Thus, the proposed Project is consistent with Section 6.1.1 of the Multiple Species Habitat Conservation Plan. The soils on site are sandy loam and are too well drained to support vernal pools or fairy shrimp habitat. The project site does not contain any

sensitive species and no additional surveys required. Thus, the proposed Project is consistent with Section 6.1.2 of the Multiple Species Habitat Conservation Plan.

10. The project is existing, and the new storage area meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787. It meets them by standards for signs identifying streets, roads and buildings large street level addressing. This also includes minimum private water supply reserves for emergency fire use, fuel brakes and green belts, and the overall site contains mostly stacks of non-flammable concrete pavers.
11. This Conditional Use Permit is proposed to be extended for 10 years. It has been conditioned (20 PLANNING 7) that after ten years, road improvements will be required. If the owner wishes to extend the permit life, a revised permit application will need to be filed with the County so the road improvements can be conditioned. Should the years be granted and the completion of construction and the actual use not occur, the approval shall become null and void and of no effect.
12. The project has been conditioned (20 PLANNING 8) to obtain a parcel merger for the parcels, 391-100-001, 391-100-002, and 391-100-022.
13. There is an existing Verizon easement that is located on the expansion area of the property. It is surrounded by a chain link fence. This area will not be altered or affected by the project.
14. Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on July 13, 2015. Of the four Tribes notified, three Tribes requested government-to-government consultation for this project. Several meetings were held at which the meetings concluded with there being no identified Tribal Cultural Resources that could potentially be impacted by the proposed project.
15. Environmental Assessment No. 42305 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Biological Resources

CONCLUSIONS:

1. The project is in conformance with the Light Industrial (LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The project is consistent with the Manufacturing Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The existing project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - c. Area Drainage Plan
 - d. A Dam Inundation Area
 - e. A Historic District
 - f. Tribal Land
 - g. A Specific Plan
 - h. An Agriculture Preserve; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area
 - j. An Airport Influence Area
 - k. A Redevelopment Area
 - l. A Fault Zone
3. The project site is located within:
 - a. The city of Lake Elsinore sphere of influence.
 - b. A State Responsibility Fire Area
 - c. A low to moderate liquefaction area.
 - d. The Temescal Wash Policy Area
 - e. The Warm Springs Policy Area
 - f. Alberhill Area Zoning District
 - g. The Elsinore Area Plan
 - h. MSHCP Criteria Area
4. The subject site is currently designated as Assessor's Parcel Numbers 391-100-001, 391-100-002, 391-100-022. The project has been conditioned (20 PLANNING 8) to obtain a parcel merger for the parcels, 391-100-001, 391-100-002, and 391-100-022.
5. This project was reviewed by the Land Development Committee three times, on December 28, 2011, October 22, 2015, and May12, 2016

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42305

Project Case Type (s) and Number(s): Conditional Use Permit No. 2931, Revision No. 2

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside CA 92502

Contact Person: Brett Dawson

Telephone Number: (951)955-0972

Applicant's Name: Acker Stone Industries, Inc.

Applicant's Address: 13296 Temescal Canyon Road, Corona, CA 92883

I. PROJECT INFORMATION

In June 1988, Conditional Permit Number 2931 (CUP02931) was approved for a 6.32 acre manufacturing paver plant. In June 1999, CUP2931 was amended by CUP2931S1, adding 1,632 square feet (SF) of office space. In 2007, Conditional Use Permit 2931, Revised No. 1 (CUP02931R1) was submitted but subsequently withdrawn.

As currently approved, the existing 6.32 acre site, consisting of Assessor Parcel Number (APN) 391-100-022 includes an existing 14,400 SF manufacturing plant (5,500 SF manufacturing and 8,900 SF warehouse) that is fully sprinklered, a 1,632 SF office, an 1,800 SF metal building (not sprinklered), three metal buildings attached to the plant totaling 6,800 SF, 33 parking spaces (including 2 handicap access spaces), a 1,500 gallon diesel storage tank, and two 100 gallon propane tanks.

The proposed Project will add a 9.9 gross acres (expansion site) consisting of APNs 391-100-001 and 391-100-002 to create a 16.22 gross acre site, extend the life of the CUP for the existing paver plant and extend those approvals to the 9.9 acre addition by deleting condition No. 24 of Conditional Use Permit (CUP02931) related to the expiration of the permit. Lastly, the Project includes a Parcel Merger which will include merging APNs 391-100-001, 391-100-002, and 391-100-022.

The proposed Project includes the following land use applications:

Conditional Use Permit No. 2931, Revision No. 2 (CUP02931R2): proposes to add a 9.9 gross acre site consisting of APN's 391-100-001 and 391-100-002 (Expansion Site) to be utilized for storage of palette, pavers and loose sand which was manufactured at the for the existing 6.32 acre Acker Stone Industries site (APN 391-100-022) originally approved under Conditional Use Permit 2931 and 2931S1. Further, CUP02931R2 proposed to add an extension to the life of the CUP for the existing paver manufacturing plant to continue operations (13296 Temescal Canyon Rd, Corona CA 92883). Under the current Conditional Use Permit (CUP02931), the land use approval expired December 9, 2012. Applicant filed for extension of CUP02931 in April 2010 through submittal of application for CUP0293R2. The requested extension of the CUP involves filing of CUP application, and upon approval will allow the existing use as a paver manufacturing plant to continue for ten (10) years. It has been conditioned to file a parcel merger as well. The purpose of the 10 year life on the use permit is to allow for County approval of the Project without roadway improvements. After 10 years, a revised permit application will be required to be filed to the County of Riverside so that Transportation Department can review for road improvements that may be required at that time. Of the 9.9 gross additional acres proposed by this Project, 1.05 gross acres will be dedicated to the County of Riverside for MSHCP Intake No. 1821, and 1.46 gross acres for roadway. The 9.9 acre expansion area of the site is proposed to be

graded with approximately 387,684 square feet of gravel and permeable interlocking concrete pavers placed over the top which will be acquired from the existing paver manufacturing plant. A Water quality landscape treatment buffer is proposed along the MSHCP dedication area.

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

B. **Total Project Area:** 9.9 gross acres (7.69 net acres)

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 9.9 gross acres	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. **Assessor's Parcel No(s):** 391-100-001, 391-100-002, and 391-100-022

D. **Street References:** The proposed Project is located north of Temescal Canyon Road and northeast of Horsethief Canyon Road on approximately 9.9 gross acres in an unincorporated area of Riverside County as reflected in **Figure 1, Regional Map** and **Figure 2, Aerial Map**.

E. **Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 5 West, Section 17, San Bernardino Baseline and Meridian, identified on the Alberhill/Lake Mathews USGS Quad Map as reflected in **Figure 3, USGS Topographical Map**

F. **Brief description of the existing environmental setting of the project site and its surroundings:**

Surrounding Land Uses – As shown in Figure 2, Aerial Map, the Project site is bordered by vacant land to the north, east, and west. Temescal Canyon Road lies directly south along with modular building storage facilities and vacant land. The Lakeside Temescal Valley Specific Plan No. 387, a planned residential project, is proposed to the north of the project site. An EIR is being prepared for this Specific Plan and it will be the responsibility of the Lakeside Temescal Valley Specific Plan to analyze the existing paver manufacturing plant use and mitigate for any impacts to future residents.

Existing Site Conditions – The existing CUP No. 2931, which was originally approved in June 1988 and amended in June 1999 under CUP No. 293151, consists of a 6.32 acre site that is used for manufacturing concrete interlocking paving stones for commercial and residential usage. The Project employs 20 office workers and two shifts of six workers each for the manufacturing process. The process of creating interlocking pavers requires basic materials such as sand, gravel, cement, pigment and additives. Manufacturing is done inside one building use two ton Schlosser Board machines. Once the pavers are created they are moved via an automated conveyor belt to a curing chamber two approximately two days, and then moved to a packaging line via the conveyor belt. All equipment used onsite was designed by Schlosser Board except for the plastic wrapping machine and the pallet stacking machine, which double stacks pallets. Onsite equipment includes: eight leased diesel forklifts operating full-time, eight owned diesel forklifts used sparingly, and one wheeled loader. The pavers are then routed to the finished goods storage yard, for sale and shipment. The expansion areas main purpose is for the storage of pallets, and will aid in providing more efficient use of storage and reducing forklift operations. See Figure 4, Line of Sight, for proposed pallet locations. In addition, there are some existing storage containers (non-permanent structures), raw material storage (gravel, concrete brick, sand), and concrete pavers located on the Project site. The vacant house along Temescal Canyon Road has been removed in accordance with County Citation #CV1104749. In addition, the truck trailer shown on the aerial photo will be removed from the expansion area. There

is an existing water tank part of the former residence which is not used. Mostly non-native vegetation and trees exist along the Project site along Temescal Canyon Road (a distance of over 350 feet from the MSHCP Intake area). There is an existing 7-foot high berm along a portion of Temescal Canyon at southeast corner of the site. There is also a fenced, Verizon easement located on the southwestern portion of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Through approval of General Plan Amendment 960 (GPA960), the General Plan land use designation for the proposed Project is Community Development: Light Industrial (CD:LI). GPA No. 960 rectified the original residential land use designation of the site. Therefore, the proposed Project will not conflict with any General Plan Land Use policies.
2. **Circulation:** No circulation changes are proposed. Therefore, the proposed Project will not conflict with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The proposed Project meets all applicable Multipurpose Open Space element policies. The proposed Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The Modified Project is located within the boundaries of the Western Riverside Multi Species Habitat Conservation Plan (WRMSHCP). The Project has an approved HANS (HANS1108) and 1.05 gross acres of the property located in the northeastern corner of the site, nearest the Temescal Wash, are required to be dedicated to the County of Riverside for MSHCP conservation. Therefore, the proposed Project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area but does not propose structures to be occupied by humans. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
5. **Noise:** Site disturbance during construction will be minimal and during operation, the site will be utilized for storage of products from the adjacent paver manufacturing plant so noise impacts from the Project during construction and from future on-site activities will not conflict with any General Plan Noise Element policies.
6. **Housing:** Implementation of the Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the Modified Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes limited site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI)

E. Overlay(s), if any: Not applicable

F. Policy Area(s), if any: Temescal Wash Policy Area/Warm Springs Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Elsinore

2. **Foundation Component(s):** Rural, Open Space, and Community Development

3. **Land Use Designation(s):** Rural: Rural Residential (R:RR) to the north, Rural: Rural Residential (R:RR) and Open Space: Open Space-Water(OS:OS-W) to the east, Rural: Rural Residential (R:RR) and Community Development: Light Industrial (CD:LI) to the west, and Community Development: Light Industrial (CD:LI) to the south.

4. **Overlay(s), if any:** Not applicable

5. **Policy Area(s), if any:** Temescal Wash Policy Area and Warm Springs Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

I. Existing Zoning: Manufacturing – Service Commercial (M-SC)

J. Proposed Zoning, if any: No Zone change proposed

K. Adjacent and Surrounding Zoning: Manufacturing – Service Commercial (M-SC) to the south, east and west, Watercourses, Watershed and Conservation Area (W-1) to east, Rural Residential (R-R) to the north

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input 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"/> |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of |

Greenhouse Gas Emissions

Public Services

Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier 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.

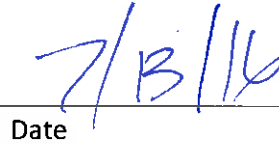
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration 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

Brett Dawson, Project Planner
Riverside County Planning Department

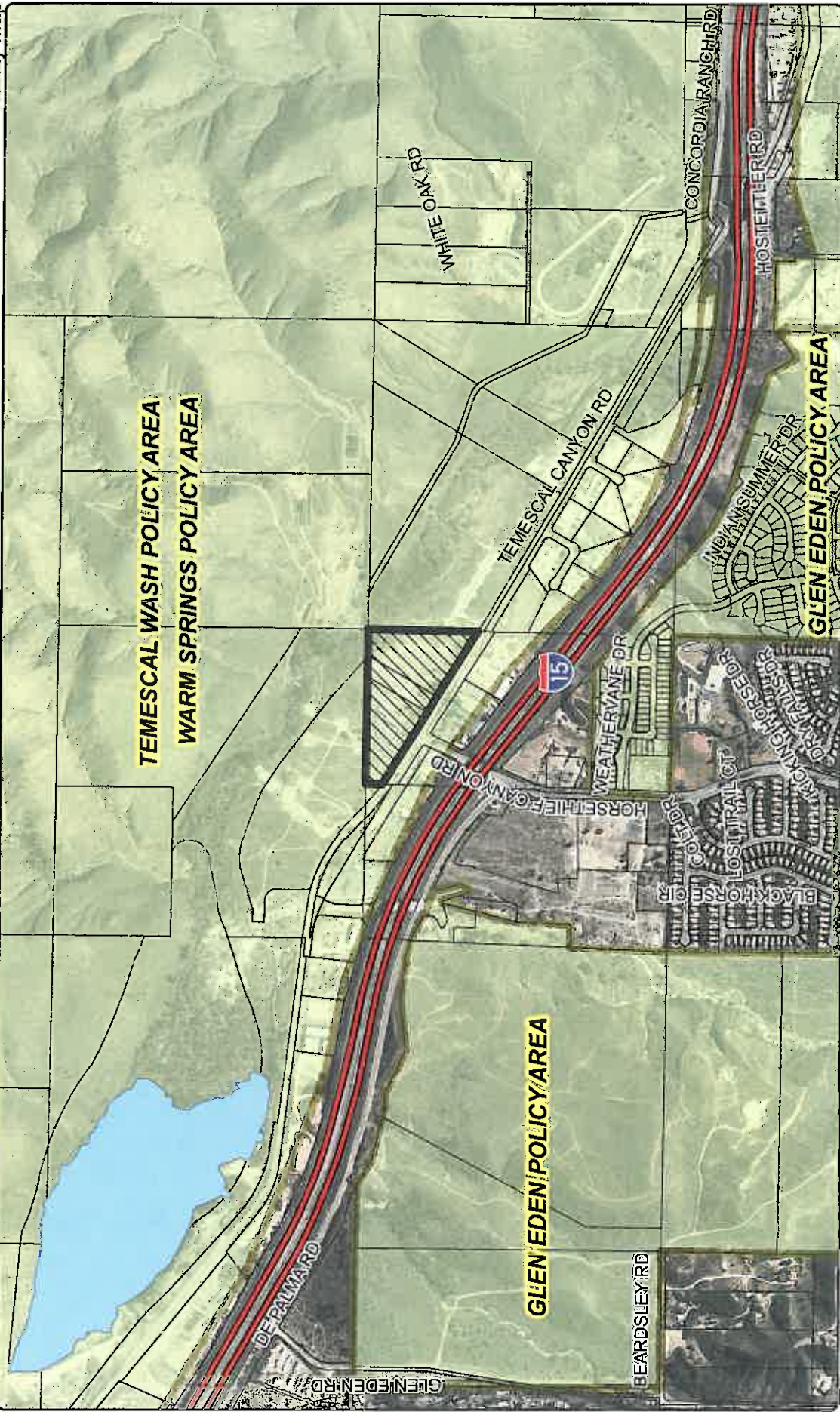


Date

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP02931R2
VICINITY/POLICY AREAS

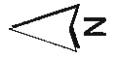
Supervisor: Jeffries
 District 1

Date Drawn: 06/28/2016
 Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen






DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. For more information on the new General Plan, please contact the Riverside County Planning Department office in Riverside at (951)925-3000 (Riverside County) or in Palm Desert at (760)863-6277 (Palm Desert County) or Website: <http://www.riverside.ca.gov>

G:\2010\10-0030\GIS\IS_Aerial.mxd; Map revised 19 Oct 2015



LEGEND

-  C.U.P 2931R2
-  C.U.P 2931S1 (Already Developed)
-  MSHCP Intake 1821

Sources: Riverside Co. GIS, 2015;
USDA NAIP, 2014.

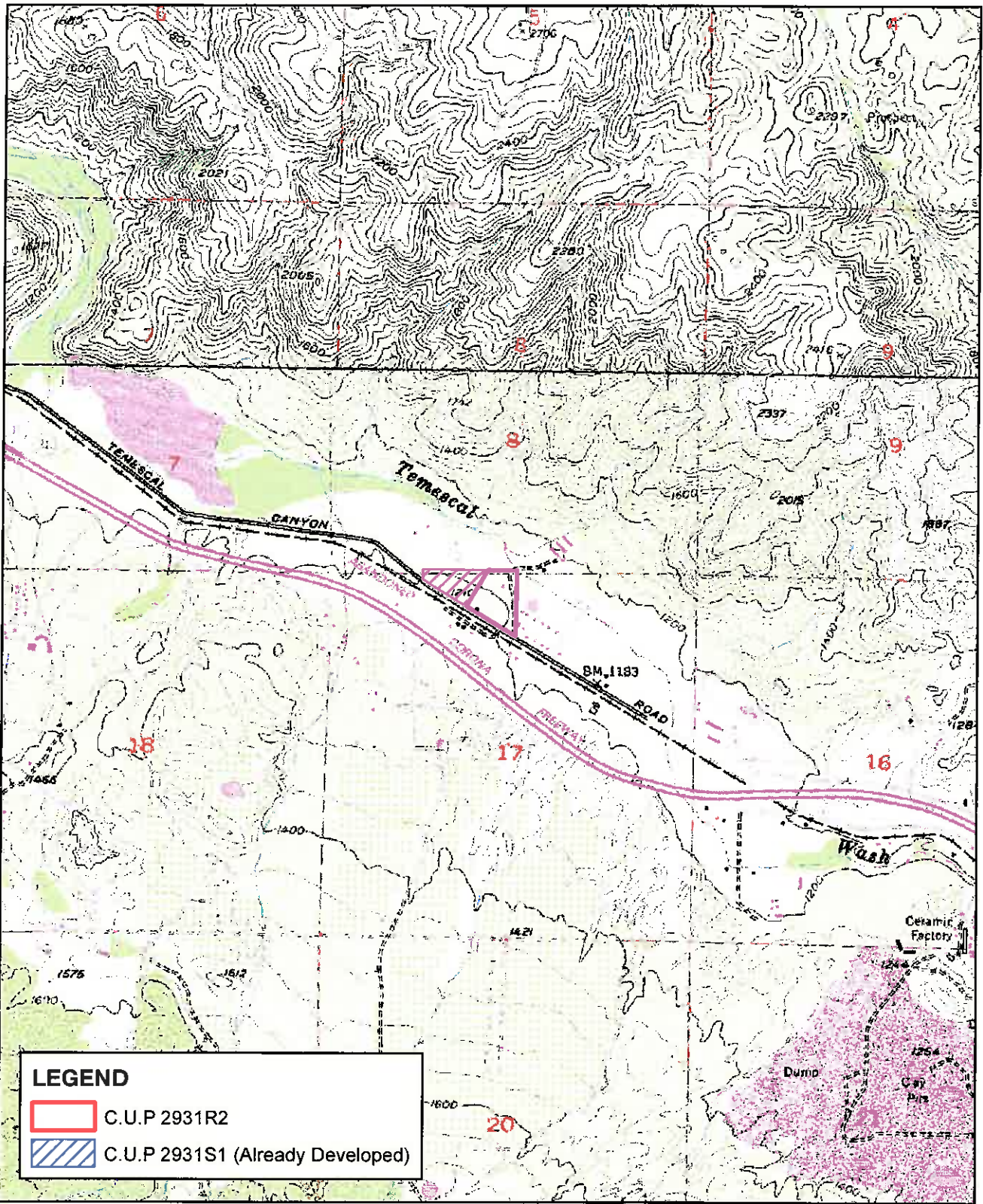
Figure 2 - Aerial Map
Ackerstone Conditional Use Permit



0 300 600 Feet



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LEGEND

- C.U.P 2931R2
- C.U.P 2931S1 (Already Developed)

Sources: ESRI / USGS 7.5min Quad
DRGs: ALBERHILL / LAKE MATHEWS

Figure 3 - USGS Topographical Map
Ackerstone Conditional Use Permit

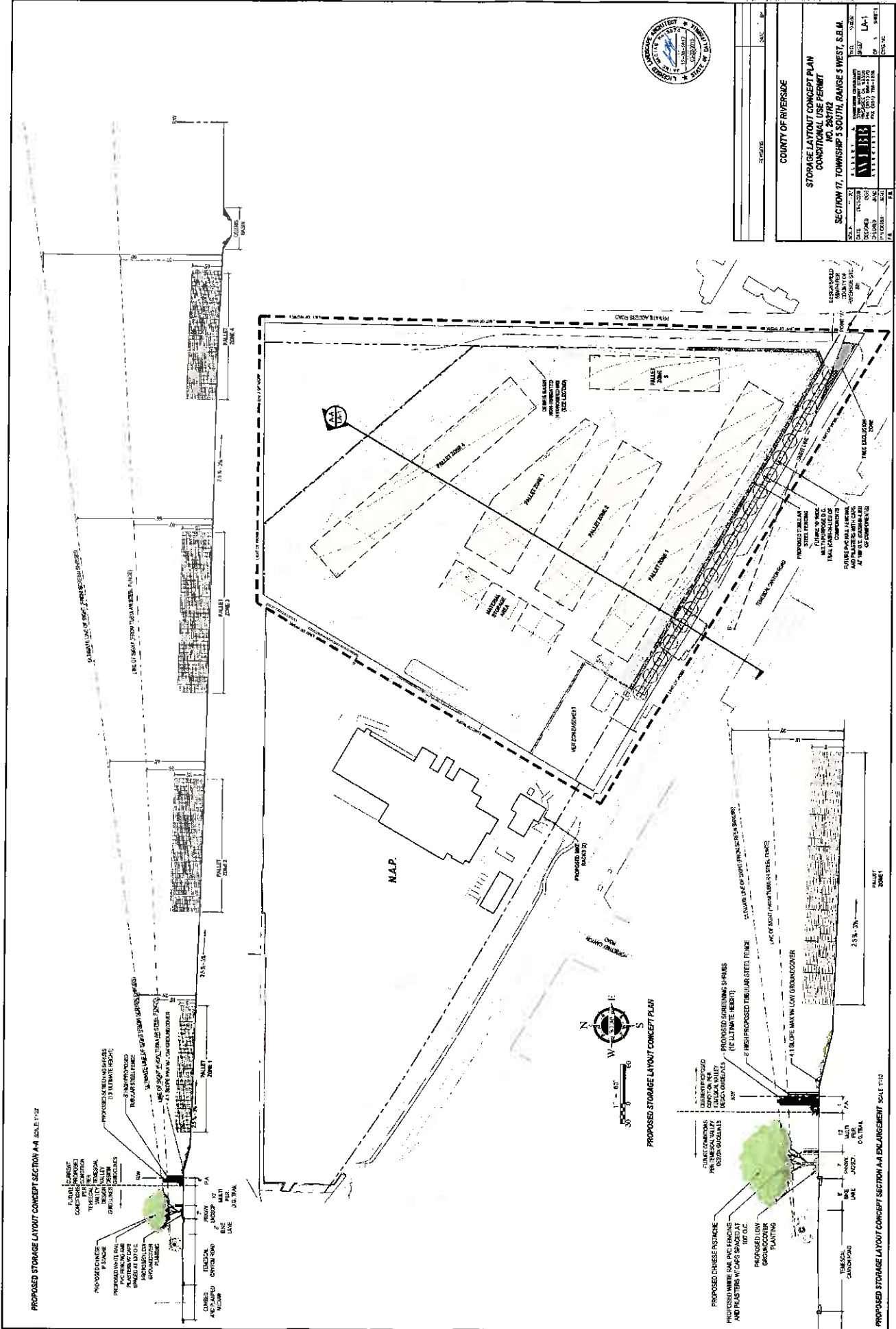


0 1,000 2,000 3,000
|-----|-----|-----|
Feet





COUNTY OF RIVERSIDE	
STORAGE LAYOUT CONCEPT PLAN CONVENTIONAL USE PERMIT NO. 2451793	
SECTION 17, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.	
SCALE	AS SHOWN
DATE	08/15/2023
DESIGNED BY	W. J. [Name]
CHECKED BY	[Name]
DATE	08/15/2023
PROJECT	STORAGE LAYOUT CONCEPT PLAN
DATE	08/15/2023
SCALE	AS SHOWN
DATE	08/15/2023



PROPOSED STORAGE LAYOUT CONCEPT SECTION A-A SCALE 1"=30'

PROPOSED STORAGE LAYOUT CONCEPT PLAN

PROPOSED STORAGE LAYOUT CONCEPT SECTION A-A ENLARGEMENT SCALE 1"=30'

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Google Earth (GE); Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) Interstate 15 (I-15) from Corona south to the San Diego County line is designated as an Eligible State Scenic Highway. The proposed Project is located approximately 607 feet north of Interstate 15. Views of the project site from I-15 are limited due to existing developments located between the proposed Project and I-15. Further, the Project proposes grading and laying gravel and permeable interlocking concrete pavers atop approximately 8.9 acres of the site for storage of products from the existing paver manufacturing plant. As such, there will be no structures erected on site that would be visible from I-15. Therefore, impacts are less than significant.

- b) There are currently concrete pavers and storage containers (non-permanent structures), raw material storage (gravel, concrete brick, sand), debris piles, stockpiles approximately 7 feet in height on the eastern portion of the site extension. This area is covered in nonnative vegetation with trees along the southern site boundary at Temescal Canyon Road, but there are not rock outcroppings or unique/landmark features on the site. The Project proposes to extend the life of the existing CUP, and grade and lay gravel and permeable concrete interlocking pavers atop approximately 8.9 acres expansion site to be utilized for storage of products from the existing paver manufacturing plant. The debris piles and stockpiles will be removed. Existing fencing along the eastern and southern boundary will be removed and replaced with tubular steel fencing. Views of the Santa Ana and Elsinore Mountains are the prominent scenic vistas in the area. However, the Project will not obstruct any views to these scenic vistas as no structures are proposed. A line of site was prepared for the proposed pallet stockpiles. As the elevation of the site, lowers to the northeast, these pallets will not be seen as reflected in **Figure 4, Line of Site**. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: Riverside County Ordinance No. 655 "Regulating Light Pollution" (ORD 655); Riverside County Land Information System (RCLIS)

Findings of Fact:

The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures directing undesirable light into the night sky; thereby having a detrimental effect on astronomical observation and research at the Mt. Palomar Observatory. The proposed Project is located 41.72 miles from the Mt. Palomar Observatory which is within Zone B as defined in COR Ord. 655 and is subject to the provisions relating to the protection of the Mt. Palomar Observatory. Spill of light will be reduced through the inclusion of design features directing light downward or shielded and hooded, and addressed through standard County conditions of approval, plan check, and permit procedures. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: Riverside County Ordinance No. 655 "Regulating Light Pollution" (ORD 655); Project Description

Findings of Fact:

a-b) The Project will not create a new source of substantial light or glare as it proposes paving of the site for storage of products from the adjacent and existing paver manufacturing plant. Any spill of light onto surrounding properties will be reduced through the inclusion of design features including directing light downward by shielding and hooding, and addressed through standard County conditions of approval, plan check, and permit procedures. The Project site is bounded by vacant land, Temescal Canyon Road, and other similar uses. There are no adjacent residents so it will not expose residential property to unacceptable light levels. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Farmland Mapping and Monitoring Program (FMMP); Riverside County Ordinance No. 625 "Right-to-Farm" (ORD 625); Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) Based on the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), the Project site does not contain any Prime Farmland, Unique Farmland, Farmland of Statewide Importance. The Project site is designated as "Urban and Built Up Land" and "Other Land" with a small portion in the northeastern corner of the site designated as Farmland of Local Importance. However, none of the Project site is currently being utilized for farming and the portion in the northeastern corner of the site will remain undeveloped and dedicated to the County of Riverside for Multiple Species Habitat Conservation Plan (MSHCP) Conservation purposes. Thus, the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. Therefore, impacts are less than significant.
- b) The Project site is zoned Manufacturing – Service Commercial (M-SC) with a Community Development: Light Industrial land use designation. The proposed Project grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre areas east of the existing paver manufacturing plant for storing of raw materials and pavers for the existing use, and extend the life of the existing CUP. The site is not located within an agricultural preserve. There are no agricultural preserves within the Project area and no farming is taking place on-site or within the Project area. Thus, the Project will not conflict with existing agricultural zoning or uses. Therefore, no impacts are anticipated.
- c) The Project is surrounded by land zoned Manufacturing – Service Commercial (M-SC) to the south, east and west, Watercourses, Watershed, and Conservation Area (W-1) to east, and Rural Residential (R-R) to the north. There are no active agricultural uses or preserves on or in the vicinity of the project site. As Ordinance No. 625 has been established to protect surrounding agricultural land by establishing that normal agricultural operations on that land are not a nuisance to non-agricultural uses, the Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, no impacts are anticipated.
- d) The proposed Project involves grading and laying of gravel and permable interlocking concrete pavers for the expansion area to be utilized by the exsting paver plant for storage products manufactured at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the existing paver plant. There is no agriculturally-zoned property in close proximity to the Project. Therefore, impacts are 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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) The proposed Project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g)). Thus, the proposed Project will not impact land designated as forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are anticipated.
- b) The Project site is not located within forest land and will not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, no impacts are anticipated.
- c) As discussed under items 5(a) and 5(b) above, Project site is not zoned for or being used for or being used as forest land. Thus, the Project will not involve other changes in the existing environment which, due to their location or nature could result in the conversion of forest land to non-forest use. Therefore, no impacts are anticipated.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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
under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<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 Management Plan 2012 (AQMP), Southern California Association Governments "2012-2035 RTP/SCS Growth Forecast" (SCAG)

Findings of Fact:

a) The Air Quality Management Plan (AQMP) for the South Coast Air Basin sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections or evaluation of assumed emissions.

The existing 2012 AQMP was developed based on Southern California Association of Governments (SCAG) population projections for the region. The population projections made by SCAG are based on existing and planned land uses as set forth in the various general plans of local governmental jurisdictions within the region. The Project site is currently designated as Community Development: Light Industrial (CD:LI) and involves grading, laying gravel and the installation of permeable interlocking pavers atop approximately 8.9 acres of the expansion site to be utilized as storage for the approved and existing paver manufacturing plant and to add the extension of life of the CUP for the plant. Thus, the proposed Project will not generate any new residents. According to SCAG's 2012-2035 RTP/SCS Growth Forecast, in 2008, the population projection for unincorporated Riverside County, which was used in the 2012 AQMP, was 349,100 people. As the Project will not result in an increase in the total population of unincorporated Riverside County, the Project is considered to be consistent with SCAG's population projections and is considered to be consistent with the AQMP. In addition, the Project will comply with all applicable control measures contained within the AQMP. Therefore, impacts are less than significant.

b) The Project consists of limited short-term construction activity anticipated to last only two to four months to grade, lay gravel and install permeable interlocking pavers across the expansion site. Construction equipment anticipated to be used includes small skid-steer loaders (i.e., Bobcats) and a small rubber tired dozer/grader. Heavy equipment is not anticipated to be utilized for these improvements with minimal site preparation to lay pavers that will be acquired from the existing paver manufacturing plant located adjacent to the Project site. The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. Due to the short-term nature and limited improvements proposed, the short-term emissions are not anticipated to exceed any regional thresholds or localized thresholds of significance set by SCAQMD.

The Project also includes the extension of the Conditional Use Permit which accounts for additional time the Project will be in operation. Without the expansion area, extra forklift movement is required to access stored product trapped behind other product. The expansion of the storage yard will increase storage efficiency and reduce forklift movement and loading queues, which reduce operationa emissions. Because the proposed Project does not expand existing operations and will allow the Project to operate more efficiently by reducing forklift usage, is not anticipated to exceed any regional thresholds or localized thresholds of significance set by SCAQMD. Therefore, impacts from the short-term construction of the expansion area and the continued operation of the Project are considered less than significant.

- c) The portion of the South Coast Air Basin within which the Project is located is designated as a non-attainment area for ozone, PM-10, and PM-2.5 under state and federal standards. (AQMD, p. 2-1). As discussed in Item 6.b. above, the Project is not anticipated to result in emissions exceeding applicable SCAQMD thresholds for criteria air pollutants. Therefore, impacts are less than significant.
- d) There nearest sensitive receptor (i.e. residence) is located across Interstate 15 (I-15) approximately one-quarter mile to the south of the Project site. As the proposed Project will be utilized for the expanded storage of pavers and the continued operation of the existing paver manufacturing plant, the proposed Project will not expose sensitive receptors to or create new sensitive receptors near a point source emitter. The proposed Project involves limited short-term construction activity to grade, lay gravel and install permeable interlocking pavers across approximately 8.9 acres of the expansion site. Regardless, the Project will be conditioned to control dust during project construction and so impacts from fugitive dust will have a less than significant impact on air quality. Since the Project's emissions are anticipated to be below all applicable SCAQMD thresholds, the Project will not expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts are less than significant.
- e) The proposed Project will not involve the construction of sensitive receptors (i.e. residences). Therefore, impacts from point source polluters will be less than significant.
- f) The proposed Project involves limited short-term construction activity related to grading, laying gravel and installing permeable interlocking pavers across the expansion site and extending the life of the CUP for the existing paver manufacturing plant. These activities cause minimal odors. Further, the Project site is located in an area that has been characterized by light industrial uses for several years so there are limited numbers of people in the vicinity close to be close enough to be impacted. The nearest resident is located approximately one-quarter mile south of the project site, separated from the site by I-15. Thus, the Project will not expose substantial numbers of people to objectionable odors. Therefore, impacts from short-term construction odors are 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.

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

Source: County of Riverside Oak Tree Management Guidelines (COR AK); LSA Associates "General Biological Resources Report for Ackerstone Industries Project (APN 391-100-002)" (LSA-A); LSA Associates "General Biological Resources Report for Ackerstone Industries Project (APN 391-100-001)" (LSA-B)

Findings of Fact:

- a) The proposed Project is located within Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive multi-jurisdictional effort that includes western Riverside County and multiple cities, including the study area. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146 species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the United States Fish and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW). The MSHCP was adopted on June 17, 2003 by the Riverside County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and CDFW on June 22, 2004. As this property is in unincorporated Riverside County, the County is the lead agency/permittee.

The MSHCP consists of a Criteria Area that assists in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation. In addition to Criteria Area requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001.

The MSHCP establishes "Criteria Area" boundaries in order to facilitate the process by which properties are evaluated for inclusion in the MSHCP Conservation area. The Criteria Area is an area significantly larger than what may be needed for inclusion in the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP. The Project is located in Subunit 1 (Estelle Mountain/Indian Canyon) of the Elsinore Area Plan of the MSHCP; within Criteria Cell 3647 and a small portion within Criteria Cell 3549.

A General Biological Resource Assessment Survey was conducted and prepared by LSA Associates, Inc. for the Project site, assessor parcel number (APN) 391-100-002 on August 2, 2007 (LSA-A) and APN 391-100-001 on August 22, 2007 (LSA-B), which provided the MSHCP consistency analysis discussed below.

Consistency with MSHCP Section 6.1.1

Pursuant to the provisions of the MSHCP, all discretionary development projects within the Criteria Area are to be reviewed for compliance with the "Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy" (HANS) process or equivalent process. The HANS process "ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization of Covered Species Adequately Conserved through the Permits issued to the County and Cities pursuant to the MSHCP." The Project site is within the MSHCP Elsinore Area Plan and within criteria areas. A HANS application was submitted to the Riverside County Environmental Programs Department (HANS No. 1821) and reviewed by the Regional Conservation Authority (RCA) for Joint Project Review (JPR 08-01-08-02) pursuant to Section 6.6.2 of the MSHCP. It was determined through approval of HANS1821 on January 22, 2008, that 1.05 gross acres of the property located in the northeastern corner of the site, nearest the Temescal Wash is required to be dedicated to the County of Riverside for MSHCP conservation. Thus, the proposed Project is consistent with Section 6.1.1 of the MSCHP.

Consistency with MSHCP Section 6.1.2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Volume I, Section 6.1.2 of the MSHCP requires that projects develop avoidance alternatives, if feasible, that would allow for full or partial avoidance of riparian/riverine areas. The Project area includes a portion of the Temescal Wash located in the northeastern corner of the project site containing a small riparian forest. No other areas of the site have riparian or riverine resources, as most of the site is already developed or disturbed. The riparian/riverine area will be avoided and dedicated to the County of Riverside for MSHCP conservation. Thus, no focused surveys were conducted for species within this area. The soils on site are sandy loam that are too well drained to support vernal pools or fairy shrimp habitat. The project site does not contain any sensitive species and no additional surveys required. Thus, the proposed Project is consistent with Section 6.1.2 of the MSHCP.

Consistency with MSHCP Section 6.1.3

Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project site is located within a NEPSSA for nine plant species: Munz’s onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcut grass, San Miguel savory, Hammit’s clay-cress and Wrights trichocoronis. However, suitable habitat for these species does not exist on site. As such, focused surveys are not required. Thus, the proposed Project is consistent with Section 6.1.3 of the MSHCP.

Consistency with MSHCP Section 6.1.4

Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlife Interface*, outlines the minimization of indirect effects associated with locating development in proximity to the MSHCP Conservation Area. To minimize these effects, guidelines in Section 6.1.4 of the MSHCP shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area and address the following: drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development.

Drainage – The Guidelines indicate that proposed developments in proximity to an MSHCP Conservation Area are to incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures are to be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. The site will be improved with installation of interlocking permeable concrete pavers and a sediment basin. Although implementation of the project will increase the impervious area, it will improve infiltration capabilities by slowing velocities and capturing runoff within an engineered sub-base. Post-construction runoff will not exceed pre-construction runoff. Hence, the Project is not anticipated to adversely alter the quality or quantity of runoff when compared with existing conditions.

Toxics – Land uses proposed in proximity to MSHCP Conservation Areas that use generate bioproducts that may adversely affect wildlife species or water quality are to incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The proposed Project will implement measures employed to address drainage. Further, the proposed Project does not involve a change in land use and will be utilized to store loose sand and pallets of pavers which does not involve use of toxic chemicals.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lighting – Night lighting is to be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. As discussed in Item 2 above, the Project is subject to the provisions of COR Ord. 655. Spill of light will be reduced through the inclusion of design features directing light downward or shielded and hooded, and addressed through standard County conditions of approval, plan check, and permit procedures.

Noise – Proposed noise-generating land uses affecting the MSHCP Conservation Area are to incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noises standards. The proposed Project involves limited short-term construction activity to grade, lay gravel, and install permeable interlocking pavers across the approximately 8.9 acre expansion area for storage of pavers and gravel from the existing paver manufacturing plant. Heavy equipment is not anticipated to be utilized for these improvements with minimal site preparation to lay pavers that will be acquired from the existing paver manufacturing plant located adjacent to the Project site. Additionally, the proposed Project would extend the life of the existing CUP and allow across the expansion area. Permeable interlocking pavers will be moved from the existing paver manufacturing plant located adjacent to the Project site utilizing the same type of equipment that is utilized for the existing operations. Further, 1.05 acres will be required to be dedicated to the County of Riverside which includes a 40 foot MSHCP setback, providing for a buffer between the operations of the site and potentially sensitive habitat. Thus, Project site operations will not increase ambient noise above existing levels

Invasives – Table 6-2 of the MSHCP contains a list of plants that should be avoided adjacent to the MSHCP Conservation Area. However, the proposed project does not include any plantings near this area and includes a 40 foot setback from the area to be dedicated to the County of Riverside for MSHCP Conservation.

Barriers – Proposed land uses adjacent to the MSHCP Conservation Area are to incorporate barriers, where appropriate, in individual project design to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Area. The proposed Project will include chain link fencing and MSHCP Signage to minimize any access.

Grading/Land Development – Manufactured slopes associated with proposed site development are not to extend into the MSHCP Conservation Area. The proposed site disturbance will not extend into the MSHCP Conservation Area.

Thus, the Project will be consistent with the policies set forth in MSHCP Section 6.1.4.

Consistency with MSHCP Section 6.3.2

The MSHCP also requires additional surveys for certain species if the Project is located within criteria areas shown on Figure 6-2 (Criteria Area Species Survey Area), Figure 6-3 (Amphibian Species Survey Areas with Critical Area), Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area) and Figure 6-4 (Mammal Species Survey Areas with Criteria Area) of the MSHCP.

The Project site is located within a CASSA for seven plant species: thread-leaved brodiaea, Davison’s saltscale, Parish’s brittlescale, smooth tarplant, round-leaved filaree, Coulter’s goldfields, and little

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mousetail. However, suitable habitat for these species does not exist on site so focused surveys are not required.

Additionally, the Project site is located within the area shown on Figure 6-4 (Burrowing Owl Survey). The project site is within a burrowing owl survey area. However, burrowing owls were not present on the project site. While mammal burrows were located on site, none show signs of occupation by burrowing owl. There were a few burrows located on the eastern edge of the site large enough to be potentially occupied by burrowing owls in the future, however, these are located away from the project impact area. There are also a few burrows located at the southwestern portion of the site that are large enough for future occupation. However, this portion of the site is nearly barren and does not provide suitable foraging habitat. Further, soil throughout the project impact area is compacted and unsuitable for burrowing. The intense use of the portion of the site to be impacted also makes it unsuitable for burrowing owl as this area is frequently utilized by forklifts and loader traffic. The area of non-native grassland at the northern end of the project site is not likely to be colonized by burrowing owl due to the absence of mammal burrows or other cavities of suitable size. Further, this area is located outside of the impact area. Thus, no additional surveys for burrowing owls are necessary. To ensure no impacts occur to burrowing owls, implementation of mitigation measure **MM BIO 1** prior to ground disturbance will reduce any potential impacts to less than significant.

The Project site also lies within the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) for the Western Riverside County, prepared by the Riverside County Habitat Conservation Authority (1996), and Fee Area Boundary of the SKR HCP. Within these areas, suitable habitat is assumed to be occupied and focused surveys are not required. In addition, because the conservation area has been completed, onsite mitigation is also no longer required. Payment of fees in accordance with the approved SKR HCP and Riverside County Ordinance No. 663 will mitigate any impacts to the species and thus will be required prior to any grading permit for the Project. Take coverage is provided pursuant to the provisions of the SKR HCP when the grading permit is issued.

The project site does not contain any sensitive species and no additional surveys for other species are required. With implementation of mitigation measure **MM BIO 1**, potential impacts are reduced. Thus, the Project is consistent with the policies of MSHCP Section 6.3.2.

MSHCP Appendix C and Section 7.5.3

The MSHCP lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity of a project. The guidelines relate to water pollution and erosion control, equipment storage, fueling, and staging, dust control, exotic plant control and timing of construction. The Permittee is required to implement measures from Appendix C and Section 7.5.3 for projects. MM Bio 1 has been included to address potential construction impacts. Thus the project will be compliant with Appendix C and Section 7.5.3 of the MSHCP.

The Project is also consistent with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines) of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Thus, the proposed Project does not conflict with the MSCHP. Therefore, with the implementation of Mitigation Measure **MM BIO 1**, impacts are less than significant.

- b-c) Least Bell's vireo may occur along Temescal Wash, north of the site. However, it is unlikely that project-related activities would disturb any least Bell's vireo in Temescal Wash as no impacts to the habitat are proposed, and the habitat will be in conservation. The northern third of the project site is located within a proposed critical habitat area for California gnatcatcher. However, primary constituent elements of California gnatcatcher critical habitat (i.e. coastal sage scrub) do not exist on site. Hence, Project will not have a substantial impact on critical habitat of these species. No other threatened or endangered species are expected to occur on site.

The following special interest species may be expected to occur in the general project vicinity: California screwmoss, Woven-spored lichen, Chapparral sandverbena, Plummer's mariposa lily, Intermediate mariposa lily, Parry's spineflower, White-bracketed spineflower, Tecate cypress, Mesa horkelia, Robinson's peppergrass, Felt-leaved monardella, Santiago Peak phacelia, Rayless ragwort, San Bernardino aster, Tiger beetle, Rosy boa, San Bernardino ringneck snake, San Diego mountain kingsnake, Coast patch-nosed snake, Long-eared owl, Western snowy plover, Western mastiff bat, and Western yellow bat. However, none of these species are expected to occur on site due to lack of suitable habitat.

Additionally, as discussed above under Item 7(a), the project is consistent with the MSHCP, and therefore any inadvertent Take that may occur is covered by the MSHCP. Therefore, impacts to endangered, threatened, sensitive or special status species are less than significant.

- d) Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation by human disturbance, or by the encroachment of urban development. Movement corridors are important as the combination of topography and other natural factors, in addition to urbanization, has fragmented or separated large open space areas. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity.

Temescal Wash functions as a wildlife corridor. However, the portion of Temescal Wash adjacent to the Project site is about 16 feet below the elevation of the north end of the project site and separated from the site by a 30 percent slope. The Project site does not have vegetation that would provide cover for mammals or birds. Additionally, site disturbance would not extend beyond the area that is already disturbed by the existing operations. Thus, the Project is not expected to impede wildlife movement. Therefore, impacts are less than significant.

- e-f) Riparian habitats, oak woodlands, and vernal pools are among the natural communities of interest to the California Department of Fish and Wildlife. Coastal sage scrub is not considered a sensitive natural community unless it is occupied by California gnatcatcher. There are no vernal pools, or other sensitive plant communities on the site. No areas of the Project site have riparian or riverine resources, as most of the site is already developed or disturbed. The Project area includes a portion of the Temescal Wash located in the northeastern corner of the project site containing a small riparian forest. The portion of Temescal Wash on the project site is subject to jurisdiction by California Department of Fish and Wildlife, Army Corps of Engineers, and Regional Water Quality Board permitting. However,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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this area will be avoided and dedicated to the County of Riverside for MSHCP conservation and as such, is not included within the Project impact area. There are no other drainage features ponded areas or riparian habitat subject to jurisdiction by these agencies found on the Project site. Therefore, impacts are less than significant.

- g) There are two coast dying oak trees located on the project site. The tree to the west is approximately 10 feet high and 10 inches wide and the tree to the east is 12 feet high with four main branches. The diameter at breast height (DBH) for the tree to the west is 10 inches while the tree to the east with four main branches has a DBH values of 6 and 4 inches and two smaller branches with DBH values of two inches with many branches at breast height with DBH values of 1 inch or less. A tree trunk of at least 2 inches in diameter is required to be subject to Riverside County Oak Tree Management Guidelines and to be recorded in inventory. As the trunk of each oak tree is over 2 inches in diameter, their locations will need to be recorded into inventory if they have not been already. However, as trees grow, they may become subject to the Riverside County Oak Tree Management Guidelines. Because the two oak trees identified on site are dying they will be removed and replaced by oak trees which will ultimately be planted within the 40' setback that abuts the dedicated County of Riverside MSHCP area. Thus, compliance with mitigation measure **MM BIO 2** to will reduce potential impacts to the trees from construction activities and operation features. Therefore, impacts are less than significant.

Mitigation: **MM BIO 1:** A pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season (MSHCP Objectives 6 for burrowing owl).

MM BIO 2: Oak trees removed with four inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on Project's approved landscaping plans.

Monitoring: The Riverside County Planning Department shall condition the proposed Project to ensure that mitigation measure **MM BIO 1** is implemented prior to issuance of occupancy permits.

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Figure 2 – Aerial Map; Figure 5 – Site Plan, County Staff Site Visit

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

- a) The proposed Project would extend the life of the CUP for the existing paver manufacturing plant and add an expansion area for storage. The site is in a highly disturbed state. Based on an analysis of a record search conducted by Riverside County staff archaeologist, Heather Thomson, on September 20, 2015 at the University of California Riverside, no historical resources were recorded within or adjacent to the Project area. As a result, of the information provided above no historic resources are anticipated to be impacted. Therefore, impacts are less than significant.
- b) As stated above, the site is highly disturbed state. There are no currently no known historic resources located on this highly disturbed site; and the Project does not propose any ground disturbing activities that may cause a substantial adverse change in a known historical resource. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Eastern Information Center "Cultural Resources Records Search for Ackerstone CUP 02931 R2" (EIC)

Findings of Fact:

- a-b) A records search was conducted by Riverside County archaeologist, Heather Thomson, on September 20, 2015 and it was determined that the Project site did not contain any archaeological resources. Additionally, another cultural resources records search was conducted by the Eastern Information Center (EIC) December 1, 2015, in which maps, records and reports were reviewed against the Project boundary. No cultural resource properties have been recorded within the boundaries of the Project area. This review further concluded there are no possible historical structures or features within the Project boundary. Based on the information reviewed, there is a low probability of cultural resources being present within the boundaries of the Project so further study is not recommended.

Implementation of mitigation measure **MM Cult 1** ensures that any impacts to archaeological resources would remain less than significant by halting ground disturbing activities should resources be accidentally discovered. Therefore, with implementation of mitigation measure **MM Cult 1**, impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) There are no cemeteries located within the proposed Project boundary. Further, the records search conducted by Riverside County’s staff on September 20, 2015 concluded that the proposed Project is not expected to disturb any human remains, including those interred outside of formal cemeteries. In the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately, pursuant to California Health & Safety Code Section 7050.5 and California Resource Protection Code Section 5097.98. Therefore, impacts are less than significant.
- d) The site has been utilized as a storage area for the adjacent and existing paver manufacturing plant. As such, the site is highly disturbed. Additionally, consultation with applicable Native American tribes concluded with there being no known existing religious or sacred uses within the Project site. Therefore, no impacts are anticipated.
- e) As of July 1, 2015, Assembly Bill 52 (AB52), signed into law in 2014, amended CEQA and establishes new requirements for tribal consultation. The law applies to all projects that have a notice of preparation or notice of negative declaration/mitigated negative declaration. It also broadly defines a new resource category of "tribal cultural resource" and establishes a more robust process for meaningful consultation that includes:
 - Prescribed notification and response timelines
 - Consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures
 - Documentation of all consultation efforts to support CEQA findings

On July 27, 2015, the County of Riverside provided written notification of the proposed Project in accordance with AB52 to four Native American tribes that requested to receive such notification. Of the four Tribes notified, three Tribes requested government-to-government consultation under AB52 for this Project. Several meetings were held at which the meetings concluded with there being no identified Tribal Cultural Resources (TCRs) that could potentially be impacted by the proposed Project. Therefore, no impacts are anticipated.

Mitigation: **MM Cult 1:** Should any cultural and/or archaeological resources be inadvertently discovered during ground disturbance activities, all ground disturbing activities shall immediately halt and construction shall be moved to other parts of the Project site. A Riverside County qualified archaeologist shall be retained by the proponent (or designee) to determine the significance of these resource(s). If the find is determined to be historical or a unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Riverside County conditions of approval requiring implementation of the mitigation measure will be monitored by the Department of Building and Safety and the Planning Department through the permitting process.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Figure 5 – Site Plan; Project Description

Findings of Fact:

a) The Project site is located within an area that has both a low potential for paleontological sensitivity. The site has been utilized as a storage area for the adjacent and existing paver manufacturing plant. As such, the site is highly disturbed. As such, no paleontological resources are anticipated to be impacted. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: CHJ Incorporated "Geotechnical Investigation" (CHJ)

Findings of Fact:

a-b) A Geotechnical Report was prepared for this site by CHJ, Inc. (CHJ) on December 5, 2006. The Project site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone or County fault hazard zone. The nearest fault is the Glen Ivy Segment of the Elsinore fault. This fault is classified as a "Type B" fault by the State of California, which means that the earthquake history of this fault is unknown. Southern California as a whole is a seismically-active region that contains many earthquake faults. The site is located within an area that is subject to strong ground motions due to earthquakes. As a result, the proposed site would be exposed to moderate to strong ground shaking during an earthquake. However, the proposed Project would be required to implement all requirements of the current edition of the California Building Standards Code (CBC), applicable to the Project, which provides criteria for the seismic design of buildings. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions; furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage. Nevertheless, the Project does not propose any structures; only grading, laying gravel, and installation of permeable interlocking pavers for storage of products from the existing paver manufacturing plant. The proposed Project would also extend the life of the CUP for the existing paver manufacturing plan. Therefore, impacts are less than significant.

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.

	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: CHJ Incorporated "Geotechnical Investigation" (CHJ); Riverside County Land Information System (RCLIS)

Findings of Fact:

a) Liquefaction is a process in which strong ground shaking causes saturated soils to lose their strength and behave as a fluid. Three conditions must take place for liquefaction to occur: shallow groundwater (less than 50 feet), cohesion-less soils, and severe ground shaking. The Project site has been identified as having a low-moderate liquefaction potential by Riverside County. The Geotechnical Report found that moderate to severe seismic shaking of the site can be expected during the lifetime of the proposed structures. No groundwater was found within any of the exploratory borings conducted on-site as part of this investigation to the maximum depth of approximately 11 ½ feet below ground surface (bgs). However, groundwater has been found in close proximity to the site during a previous investigation for a different project. The materials underlying the site have been mapped as Pleistocene age in previous studies. Because of the age of the materials at the site, the Geotechnical Report found that liquefaction is not considered to be a potential hazard to the site and further analysis is not warranted. Therefore, impacts will be less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: CHJ Incorporated (Geotechnical Investigation); Riverside County Land Information System

Findings of Fact:

a) The Geotechnical Report for this site found that moderate to severe shaking of the site can be expected during the lifetime of the proposed structures. Refer to Item 11(a) and 11(b) for more information. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: CHJ Incorporated "Geotechnical Investigation" (CHJ); Riverside County Land Information System (RCLIS)

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 relatively planar with a slight slope towards the northeast and the site is not located adjacent to any significant slopes. The Geotechnical Report found no evidence of landsliding on the site or surrounding areas during the geological reconnaissance conducted as part of the investigation. Landslides are not expected to be a hazard to the site due to the planar nature of the site. Therefore, impacts are 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: CHJ Incorporated "Geotechnical Investigation" (CHJ); County of Riverside General Plan Final Program Environmental Impact Report (COR GP FPEIR); Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes. Hydroconsolidation, or soil collapse, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. The Project site is located within an area that is susceptible to subsidence. However, subsidence related surficial features have not been identified on site and are not expected to pose a hazard to the proposed Project. Further, no evidence of recent significant flash flooding was found on site and the on-site soils generally consisted of interbedded silty sand and poorly graded sand with a stiff profile and the Geotechnical Report provides several recommendations to mitigate any potentially impacts. Therefore, the impacts will 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: CHJ Incorporated "Geotechnical Investigation" (CHJ); Figure 2 – Aerial Map

Findings of Fact:

- a) There are no volcanoes in the Project site vicinity. The site is not located on or adjacent to any significant slopes, so it is unlikely to generate a mudflow. Additionally, the USGS topographic map does not depict any large bodies of water in proximity to the Project site that could produce earthquake-induced seiche. Therefore, no impacts are anticipated.

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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: CHJ Incorporated "Geotechnical Investigation" (CHJ); Figure 5 – Site Plan

Findings of Fact:

- a) The site is relatively planar with a slight slope towards the northeast. The Project proposes only paving of this site and will require only minimal site disturbance during site preparation. Therefore, impacts are less than significant.
- b) The site is relatively planar with a slight slope of 2.5 through 3.0 percent towards the northeast. Northeast- and northwest-facing fill slopes were present along the boundaries in common with the pumping station and Temescal Canyon Road at the time of the Geotechnical Report. Stockpiles up to approximately 7 feet high exist on the expansion site. However, these stockpiles will be removed during construction of the expansion site. The proposed construction will utilize smaller construction equipment and less intensive than typical grading activities due to the proposed use and site conditions. The Project site is not located on or adjacent to any significant slopes. The Project proposes paving of the site and will include 4:1 slopes for a sediment basin which will have a 1.5 fill capacity height. As stated above, much of the site besides the sediment basin has a 2.5 through 3.0 slope, but it transitions to 1 percent before entering the sediment basin. Therefore, the site has been designed to be level with sediment basin even though it has a 4:1 slope. Although the site does create a fill slope that is greater than 2:1 it is not a significant impact because it will only be utilized for sediment basin purposes and not for the entire site, it is designed to be level with the rest of the site; and it will be no greater than 1.5 feet in height. Therefore, impacts are less than significant.
- c) The existing paver manufacturing site consisting of 6.32 gross acres, contains two septic tanks and two associated leach fields. These systems are not located in the area that will be impacted by grading, laying of gravel, and installation of permeable interlocking pavers. Therefore, impacts are less than significant.

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	<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
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sewers are not available for the disposal of waste water?

Source: CHJ Incorporated "Geotechnical Investigation" (CHJ); Riverside County Ordinance No. 457 "Uniform Building Code" (ORD 457); U.S. Department of Agriculture "Web Soil Survey" (USDA)

Findings of Fact:

- a) The Project has the potential to result in the short-term loss of top soil during construction due to runoff and soil erosion. However, this will be minimized through compliance with Ordinance 457 (Ord 457) for and the National Pollutant Discharge Elimination System (NPDES) general construction permit which requires that a storm water pollution prevention plan (SWPPP) be prepared prior to construction activities and implemented during construction activities. The SWPPP will incorporate applicable Best Management Practices (BMPs) to minimize the loss of topsoil or substantial erosion during Project construction. During operation, adequate drainage and flood protection will be provided. Therefore, impacts are less than significant.
- b) Expansive soils have a significant amount of clay particles or other minerals that have the ability to give up water and shrink or take on water and swell. The materials encountered during the Geotechnical Study for this Project were granular and considered to be non-critically expansive. Specialized construction procedures or foundation design to specifically resist expansive soil forces are not anticipated at this time. Therefore, impacts are less than significant.
- c) The proposed Project site would be served by a septic tank. Septic systems contain an absorption field so soil must be sandy, well drained, and undisturbed. The site consists of Gorgonio loamy sand which provides for sufficient drainage for a septic system. Further, the County of Riverside Environmental Health Department (EHD) ensures the adequacy of septic systems through required review processes. The existing 6.32 gross acres of the site contains two septic tanks and two associated leach fields. The County EHD performed an inspection of these systems on March 1, 2016 and provided a Certification of Existing Subsurface Disposal Systems identifying the existing system as being in good working order with the expectation to function properly with proper maintenance. Therefore, impacts are less than significant.

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: Project Description

Findings of Fact:

- a) Site preparation activities will result in grading of approximately 8.9 acres, laying of gravel, and installation of interlocking permeable concrete pavers. 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 (BMP) required under the State NPDES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general construction permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding within the Project site. Therefore, modification of the receiving water (i.e. the Santa Ana River) and clogging of existing and proposed storm drain systems is not expected for this Project. Therefore, impacts are less than significant.

- b) Site preparation activities will result in grading of approximately 8.9 acres, laying of gravel, and installation of interlocking permeable concrete pavers. Any potential for on-site erosion during construction will be minimized through implementation of the site's SWPPP and its BMP's required under the State NPDES general construction permit will minimize potential for erosion during construction. Potential off-site erosion resulting from the Project operation will be minimized through the implementation of a Water Quality Management Plan (WQMP) required under the State NPDES MS4 permit and by the Riverside County Flood Control and Water Conservation District. By following these regulatory requirements for construction and post-construction activities, the Project is expected result in less than significant increases to on-site or off-site water erosion. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: County of Riverside General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

- a) The proposed Project site is located within a moderate wind erosion susceptibility area. The proposed Project is located on an already-utilized site that is characterized by sparse nonnative vegetation and scattered debris. The Project proposes grading of approximately 8.9 acres, laying of gravel, and installation of permeable interlocking concrete pavers on the expansion site, so the potential for wind erosion will decrease once the Project is fully implemented. During construction, local and regional regulations require that all construction be required (by the County and the Santa Ana Regional Water Quality Control Board NPDES permit) to use Best Management Practices (BMPs), including compliance with South Coast Air Quality Management District's Rule 403, to prevent wind erosion. Compliance with these regulatory requirements will any wind erosion and/or blowsand impacts that may occur during paving of the site. Therefore, impacts are less than significant.

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

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

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: Project Description

Findings of Fact:

a) The Project's GHG emissions would result from construction of the expansion area the continued operation fo the existing paver manufacturing plant. As the construction-related activities include grading, lay gravel, and install permeable interlocking concrete pavers on the expansion area of the site over a period of two to four months using small construction equipment, the GHG emissions from these activities will not be substantial and the resulting impacts are considered less than significant.

The Project proposes extending the life of the use permit, but does not include increased operations. In fact, the use of the expansion area will increase efficiency of the storage area and reduce the amount of forklift movement and queuing required. Therefore, impacts from operational activities are considered less than significant.

b) As stated in response 21.a., above, the proposed Project will not generate a significant amount of GHG emissions. Further, the Project will be subject to a variety of measures implemented by the State that will reduce the Project's GHG emissions. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their Climate Change Scoping Plan (December 2008 and updated in May 2014) for AB 32 implementation, including, but not limited to, the Renewable Portfolio Standard.
- b. Compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the Project will further reduce GHG emissions, consistent with the policies and plans of the County and the State, AB32 in particular. These measures ensure the Project will not conflict with the any applicable plans, policies or regulations related to reducing GHG emissions, and that this Project's effect on the attainment of these plans is less than significant. Therefore, impacts are 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Toxic Substances Control "EnviroStor" (DTSC)

Findings of Fact:

a-b) The Project proposes an expansion of 9.9 gross acres to the existing Acker Stone Industries site originally approved under Conditional Use Permit 2931 and 2931S1 and extending the life of the use permit. The expansion area is proposed to be utilized as a storage facility for the adjacent pavers manufactured plant which does not use, transport or dispose of hazardous materials. As such, the proposed Project will not create a significant hazard involving the release of hazardous materials into the environment.

Construction of the proposed Project will involve limited short-term construction activity to grade, lay gravel, and install permeable interlocking concrete pavers on the expansion area of the site. It will not involve the use of heavy equipment. Only small skid-steer loaders (i.e., Bobcats and a small rubber tired dozer/grader) will be utilized. During construction, petroleum based fuels may be stored at the Project site for the specific purpose of fueling construction equipment. No fuel or oil will be stored on site during operation, other than the existing fuel and propane tanks that are labeled and permitted. Hazardous materials transport, storage, and response to upsets or accidents are primarily subject to federal regulation by the Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance under Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title's 8, 13, 22, and 26 of the California Code of Regulations, Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), and the California Building Code. As such, the Project is subject to all applicable federal, state, and local regulations related to the transportation, use, and disposal of hazardous materials. Therefore, impacts are less than significant.

c) The County of Riverside has an Emergency Operation Plan (EOP), created by the Riverside County Emergency Management Office. The proposed Project includes adequate access for emergency response vehicles and personnel within the Project site. Thus, implementation of the proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. Therefore, impacts are less than significant.

d) The proposed Project is not located within one-quarter mile of an existing or planned school. The closest school is the Temecula Luiseno Elementary School, located at 45754 Wolf Creek Drive North, in the City of Temecula which is approximately 1.5 miles to the south of the Project site. Therefore, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) According to the California Department of Toxic Substance Control (DTSC) EnviroStor database, the proposed Project is not listed on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no listed hazardous material sites within one mile of the proposed Project. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: County of Riverside Airport Land Use Commission (ALUC); County of Riverside Elsinore Area Plan (EAP)

Findings of Fact:

a) The Project site is located outside of the Airport Influence Policy Areas for March Air Reserve Base and is not located within an airport master plan. Therefore, no impacts are anticipated.

b) The proposed Project is not located within an airport master plan so will not require review by the Airport Land Use Commission. Therefore, no impacts are anticipated.

c) See response to item 21(a) above. The proposed Project will not result in a safety hazard for people living or working near the airport. Therefore, no impacts are anticipated.

d) The Project is not located near a private airstrip or heliport. Therefore, no impacts are anticipated.

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 Ordinance No. 787 "Uniform Fire Code" (ORD 787); Riverside County Land Information System (RCLIS)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project site is located within an area identified as having a high potential for hazardous wildfires and within a state responsibility area. Wildland-urban interface communities create extremely dangerous and complex fire conditions, posing a threat to public and firefighter safety. As wildland fires meet structural developments, vegetation ceases to burn but catastrophic fire can continue, sustained by structures igniting. Thus, the Project may potentially expose people or structures to a significant risk of loss, injury or death involving wildland fires. The County Fire Department will review new developments and fire services to ensure adequate emergency services and facilities to residents and businesses. The proposed Project entails grading, laying of gravel, and installation of permeable interlocking concrete pavers atop the expansion area as well as extending the life of the existing CUP. Existing structures were designed in accordance with California Building Codes and County of Riverside standards. Fire access lanes were provided through existing site where structures are located as well as two access points to the site. As such, the Project will not contain vegetated areas or new structures that would expose people or structures to wildland fires. Therefore, impacts are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the	<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
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operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Federal Emergency Management Agency "Flood Insurance Rate Map" (FEMA); Gary Minton "Stormwater Treatment" (ST); Albert A. Webb Associates "Preliminary Water Quality Management Plan CUP No. 2931R2" (WEBB-A)

Findings of Fact:

a) The proposed Project would not cause a significant change in the drainage pattern of the property or area surrounding the property. Storm water runoff would continue to flow northerly via surface/sheet-flow to Temescal Creek. As described in the Project-Specific Preliminary Water Quality Management Plan (P-WQMP), the Project will incorporate interlocking concrete pavers over most of the site, which includes a sub-base of approximately 387,684 square feet of gravel acquired from the existing paver manufacturing plant to promote capture and infiltration of storm water. Porous pavers have the added benefit of filtering sediment and particulate pollutants, and the underlying base material removes fines and dissolved pollutants such as phosphorus and metals. Site design also includes a 1.5-foot deep, 20-foot wide, 550-foot long sediment basin with 4:1 side slopes located along the northern property boundary. The basin is intended to capture runoff from larger storms, provide settling time, and slow velocities prior to overflowing into Temescal Creek. Incorporating site design features such as a sediment basin and permeable interlocking concrete pavers would severely limit on-site and off-site erosion or siltation.

The nature of the existing onsite land use, however involves stockpiles of gravel, sand and block stone that can generate significant onsite siltation, thus best management practices (BMPs) for facilities maintenance and stockpile management are essential to the success of the porous pavers and sediment basin to avoid clogging. The project includes concrete storage bins for stockpiles of gravel, sand and stone in order to limit onsite siltation.

During construction, there is potential for on-site and off-site erosion (from wind and water), as well as non-storm water discharges (e.g., leaking machinery). To mitigate construction-phase discharges, the project is required to develop and implement an effective Storm Water Pollution Prevention Plan (SWPPP) pursuant to Statewide Construction General Permit No. 2012-0006-DWQ. Temporary erosion and sediment control BMPs would be designed by a Qualified SWPPP Developer and applied under the supervision of a Qualified SWPPP Practitioner to minimize the potential for construction-related erosion. The P-WQMP outlines the responsibilities of the property owner for long-term maintenance of the post-construction BMPs (i.e., porous pavers and sediment basin). Through compliance with these regulatory requirements, the proposed Project impacts are considered less than significant.

b) As described in Item 25(a) above, the site will be subject to construction-phase and post-construction BMPs designed to reduce storm water and non-storm water discharges to the maximum extent practicable. The P-WQMP prepared for the site, mandated by the County, conforms to the NPDES Permit R8-2002-0011, issued to the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the incorporated cities of Riverside County within Santa Ana River Watershed. Pollutants of concern that are expected with the proposed project are pathogens and metals. The P-WQMP provides BMPs to adequately treat the Project's runoff. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) As described in the P-WQMP, the Project will include construction of two features that promote infiltration: interlocking permeable concrete pavers and a sediment basin. Although implementation of the project will increase the impervious area, it will improve infiltration capabilities by slowing velocities and capturing runoff within an engineered sub-base. Therefore, groundwater supplies will not be affected and impacts are less than significant.
- d) Post-construction volumes of storm water runoff are anticipated to equal pre-construction. Also, the topography of the site drains northerly, away from Temescal Canyon Road toward Temescal Creek. There are no existing storm water collection systems near the site. Temescal Canyon Road is planned to be a "collector" road with 74-foot right-of-way that may in the future have storm drains, but even then, discharges are not expected from the project site due to the existing topography. Therefore, the proposed project is not expected to exceed existing or planned storm water drainage systems, or provide additional sources of polluted runoff. Therefore, impacts are less than significant.
- e-f) The project site is found on FEMA Community Map No. 06065C2006G. Approximately 1 acre of the property is within FEMA Zone "AE", which presents a 1 percent annual chance of flooding (100-year recurrence). As part of this application, this portion of the property is being dedicated to the County of Riverside for MSHCP Intake 1821. The remainder of the site is within FEMA Zone "X", which presents minimal chance for flood (outside 0.2 percent annual chance, or 500-year recurrence). In addition, the project does not propose any structures. Therefore, no impacts are anticipated.
- g) Project construction has the potential to result in discharges of polluted runoff that would impact water quality. Potential and expected pollutants include metals, nutrients, sediment, trash/debris, and oil/grease. Sources of these pollutants include various types of earthmoving equipment, and exposed soil. However, water quality impacts related to construction of the proposed Project are mitigated by the established regulatory mechanisms which govern the construction phase of the Project.

During construction, the Project is required to comply with NPDES requirements, as discussed in Item 25(a), above. Preparation of a project-specific SWPPP, in accordance with the NPDES Statewide General Construction Permit, is required to minimize discharges to the maximum extent practicable. The SWPPP identifies methods of erosion control, sediment control, wind erosion control, waste management, and BMPs for non-storm water discharges. Thus, through regulatory compliance, impacts to water quality during construction are less than significant.

Development of the proposed Project will add approximately 6 gross acres of semi-impervious surface to the site. For post-construction, a project-specific WQMP containing measures to effectively treat the pollutants of concern (pathogens and metals), developed in compliance with the County's MS4 permit has been prepared. Implementation of site design, source control and LID BMPs to protect downstream areas from pollutants after construction, will reduce post-construction impacts to less significant. Therefore, impacts to water quality are less than significant.

- h) The site design BMPs proposed for the project (permeable interlocking concrete pavers and sediment basin) are now commonly considered Low Impact Development (LID) BMPs per the Riverside County WQMP Guidance Document. In past iterations of the Project WQMP the Project BMPs have been referred to as "Treatment Control BMPs." No matter how they are categorized or defined, the operation of the Project storm water BMPs are not anticipated to result in significant environmental effects. According to the Project applicant, installation of the porous pavers will follow Interlocking Concrete Pavement Institute (ICPI) Guidelines, which includes verifying the surface infiltration rate at a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimum of 100 inch/hour. The County WQMP Guidance requires a maximum drawdown time of 72 hours (or, 0.83 inch/hour). Therefore, effects are considered less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Albert A. Webb Associates "Preliminary Water Quality Management Plan CUP No. 2931R2" (WEBB-A)

Findings of Fact:

- a) As described in Item 25(a) above, the proposed Project will not alter the drainage pattern of the property or area surrounding the property. Storm water runoff will continue to flow northerly via surface/sheet-flow to Temescal Creek. As described in the P-WQMP, the Project will incorporate permeable interlocking concrete pavers over most of the site, which includes a sub-base of gravel to promote capture and infiltration of storm water. Although implementation of the Project will increase the impervious area, it will improve infiltration capabilities by slowing velocities and capturing runoff within an engineered sub-base. To mitigate construction-phase discharges, the project is required to develop and implement an effective Storm Water Pollution Prevention Plan (SWPPP) pursuant to Statewide Construction General Permit No. 2012-0006-DWQ. Through compliance with regulatory requirements, the proposed Project impacts are less than significant.
- b) Implementation of the proposed Project would introduce new impervious surfaces that do not currently exist on the site. However, as discussed in Item 26(a) above, an increase in runoff flow rates and volumes from the developed Project site would be reduced as the expansion area will incorporate permeable interlocking concrete pavers over a sub-base of gravel to promote capture and infiltration of storm water; thus resulting in less than significant increase to the amount of surface runoff. Therefore, impacts are less than significant.
- c) There are no dams or levees in the proximity of the proposed Project and the Project site is not located within a Dam Inundation Area. Therefore, no impacts are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Post-construction volumes of storm water runoff are anticipated to equal pre-construction. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: County of Riverside General Plan (COR GP); Figure 5 – Site Plan; Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. The site currently has a general plan land use designation of Community Development:Light Industrial (CD:LI)consistent with the existing and proposed future land use of this site. The Project site is surrounded by vacant land and Temescal Canyon Road, with surrounding land use designations of CD:LI, OS:OS-W and R:R-R. Therefore, impacts are less than significant.

b) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. The proposed Project site is located within the City of Lake Elsinore City Sphere of Influence (SOI) and is surrounded by vacant land, Temescal Canyon Road and like existing uses. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

28. Planning

a) Be consistent with the site’s existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: County of Riverside General Plan (COR GP); Riverside County Ordinance No. 348 "Land Use Ordinance" (ORD 348); Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) The Project site is currently zoned Manufacturing – Service Commercial (M-SC). No zone change is proposed as storage of pavers is allowable under the existing zoning classification. Therefore, no impacts are anticipated.
- b) Properties to the south, east, and west of the Project site are zoned Manufacturing – Service Commercial (M-SC). Additionally, properties to the east are zoned Watercourses, Watershed and Conservation Area (W-1) and property to the north is zoned Rural Residential (R-R). The proposed Project does not propose a change to existing zone. Project is complimentary to the existing developments in the area which area largely industrial in nature. Therefore, impacts are less than significant.
- c) Land uses surrounding the project site include storage of module structures to the south and vacant land to the north and east. General Plan land uses surrounding the Project site include Rural:Rural Residential (R:RR) to the north, Rural:Rural Residential (R:RR) and Open Space:Open Space-Water(OS:OS-W) to the east, Rural:Rural Residential (R:RR) and Community Development:Light Industrial (CD:LI) to the west, and Community Development:Light Industrial (CD:LI) to the south. As stated previously, the Project site has a General Plan land use designation of CD:LI which allow for industrial and related uses including warehousing/distribution, light manufacturing, repair facilities, and supporting retail uses. Because the Project’s existing and proposed uses are similar to land uses that are adjacent to the Project area impacts will be minimal with regard compatibility with existing and surrounding land uses. Therefore, impacts are less than significant.
- d) The existing General Plan land use designation of the proposed Project site is CD:LI with a zoning of Manufacturing – Service Commercial (M-SC). Thus, the general plan land use designation and zoning classification are consistent with one another. Further, the proposed Project will not create impacts that cannot be mitigated below a level of significance, and does not conflict with any general plan land use policies. As such, the proposed Project is consistent with all land use designations and policies of the general plan. Therefore, impacts are less than significant.
- e) The Project site is located in an area that has been characterized by light industrial uses for several years. The proposed Project will not disrupt or divide the physical arrangement of an established community. Therefore, no Impacts are anticipated.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: County of Riverside General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated.

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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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 Land Information System (RCLIS)

Findings of Fact:

- a) The proposed Project site is not located within an airport land use plan and is located outside the noise impact areas identified for airports. Thus, the Project will not expose people residing or working in the Project area to excessive noise levels from airplanes. Therefore, no impacts are anticipated.
- b) The Project site is not located within the vicinity of a private airstrip and thus, would not expose people residing or working in the Project area to excessive airport-related noise levels. Therefore, no impacts are anticipated.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

31. Railroad Noise

NA A B C D

Source: Figure 2 - Aerial; Riverside County Land Information System (RCLIS)

Findings of Fact:

The Project does not propose the construction of new or modification of existing rail lines and is not located within the vicinity of a rail line. Therefore, no impacts are anticipated.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

32. Highway Noise

NA A B C D

Source: Project Description

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Interstate 15 is located less than one-quarter miles to the south of the Project site which will be the primary source of traffic noise to the Project site. However, the Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. Highway noise will not impact operations to the project and the project does not involve sensitive receptors that would be impacted by noise. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Description

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, impacts are less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Description

Findings of Fact:

a,c) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. Because the Project is only expanding the storage area which will increase efficiency and reduce forklift movement and queuing, Project site operations will not permanently increase ambient noise above existing levels. Therefore, impacts are less than significant.

b) The Project consists of limited short-term construction activity to grade, lay gravel, and install permeable interlocking concrete pavers across the Project site. Heavy equipment is not anticipated to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be utilized for these improvements with minimal site preparation to lay gravel and lay pavers which will be acquired from the existing paver manufacturing plant. The nearest resident is located approximately one-quarter mile south of the project site, separated from the site by I-15. Riverside Ordinance No. 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. However, the Project will be required to comply with Ordinance 457, limiting temporary construction impacts. Therefore, impacts are less than significant.

- d) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. Ground vibration can be annoying to people and the degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone sleeping or reading will be more sensitive than someone who is running on a treadmill. As there are no sensitive uses within a quarter mile of the Project site, the Project will not expose persons to excessive groundborne vibration. Vibration generated by equipment used during construction or operational activity also has the potential to damage structures. This damage could be structural damage, such as cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile. The potential vibration damage threshold for older residential structures and modern industrial/commercial buildings is 0.30 and 0.50 peak particle velocity (PPV), respectively, for continuous/frequent intermittent sources (Caltrans). The vibration from small bulldozers at 50 feet is 0.001 PPV. Thus, Project construction and continued operations will not generate excessive groundborne vibrations or groundborne noise levels. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<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
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directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Description

Findings of Fact:

- a) The Project site is vacant so there are no existing residential units on the Project site. Thus, the proposed Project will not displace substantial numbers of existing residents requiring the construction of replacement housing. Therefore, no impacts are anticipated.
- b) The Project does not propose any residential development. Therefore, no impacts are anticipated.
- c) The Project site consists of vacant land and there are no existing homes slated for demolition. Thus, the proposed Project will not displace substantial numbers of people requiring the construction of replacement housing. Therefore, no impacts are anticipated.
- d) The proposed Project is not located within or in proximity to a Riverside County Redevelopment Project Area. Therefore, no impacts are anticipated.
- e-f) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant.. The Project does not propose any residential development and will not extend any infrastructure. Thus, the proposed Project will not induce substantial population growth Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: County of Riverside General Plan Final Program Environmental Impact Report (COR GP FPEIR); Project Description

Findings of Fact:

The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant.. As such, the Project will not increase the number of responses for fire protection services and emergency medical services. Thus, the need for new fire facilities is not expected. Fire services for the project site are provided by the Riverside County Fire Department which operates in coordination with CAL FIRE, to provide Fire and Emergency Services to residents

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of unincorporated areas of Riverside County. The Project will be required to pay development impacts fees at the time of Project construction; a portion of which can be used for the acquisition of land, buildings, and equipment necessary to mitigate impacts to fire services. While the project is located in a fire hazard area, it will not increase population or response times to the Project site. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Ordinance No. 659 "Establishing a Development Impact Fee Program" (ORD 659);
Project Description

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

The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant.. As such, the Project will not increase the demand for sheriff services. The Project will be required to pay development impact fees required by Ordinance No. 659, which is intended to offset any incremental increases in the need for sheriff services. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Description; Riverside County Land Information System (RCLIS)

Findings of Fact:

The Project site is located within the Lake Elsinore Unified School District which provides educational facilities for kindergarten through high school-aged children. The proposed Project does not propose any residential uses that would generate additional students within the District. Therefore, impacts are 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: Project Description

Findings of Fact:

The proposed Project does not propose any residential uses that would increase the demand for library services. Therefore, impacts are 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: Project Description

Findings of Fact:

The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. As such, the proposed Project will not increase population, thereby increasing the demand for health care services. Therefore, impacts are 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Project Description; Riverside County Land Information System (RCLIS)

Findings of Fact:

a-c) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant.. As such, the proposed Project will not include recreational facilities or require the construction or expansion of recreational facilities. Further, as no residential component is proposed as part of the Project that would increase population, thereby increasing the need for parks, the Project will not deteriorate existing park facilities. Further, the Project site is not located within a Community Service Area. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

42. Recreational Trails

Source: County of Riverside Elsinore Area Plan Trails (EAP Trails); Figure 5 – Site Plan

Findings of Fact:

The Draft Elsinore Area Plan Trails and Bikeway System Map reflects a Historic Trail proposed along Temescal Canyon Road. The Project will dedicate 32 feet along the project’s Temescal Canyon Road frontage to the County of Riverside for future roadway improvements including development of a future trail. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Figure 5 – Site Plan; Project Description

Findings of Fact:

a-b) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. As such, the proposed Project will not generate additional traffic. Further, Project will dedicate 32 feet of along Temescal Canyon Road and 18 feet along the Projects eastern boundary to the County of Riverside for future roadway improvements. As the Project is not generating any additional traffic, it will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit or 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. Therefore, impacts are 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 does not include any components that could alter air traffic patterns or increase air traffic. Therefore, no impacts are anticipated.
- d) There are no navigable bodies of water or waterways that support waterborne traffic in proximity to the Project site. There are no rail facilities in the vicinity of the Project site. There is no action proposed for the Project that would alter or be the cause of an alteration in waterborne, rail, or air traffic. Therefore, no impacts are anticipated.
- e) Construction of the proposed Project will not change the current roadway configurations nor alter the area in such a way as to introduce a new hazard or increase hazards. Therefore, impacts are less than significant.
- f) Potential impacts to road maintenance from Project generated traffic will be offset by established fee mechanisms established by the Riverside County Transportation Department. Therefore, impacts are less than significant.
- g) The Project consists of limited short-term construction activity to grade, lay gravel, and install permeable interlocking concrete pavers across the expansion area. Pavers and gravel from the existing paver manufacturing operation will be utilized so there will not be an increase in construction traffic along area roadways. As a condition of permit issuance, County regulations require that the internal driveways associated with the Project, be designed to meet or exceed the County standards for construction and design safety, including adequate turning radii, for emergency vehicles. Therefore, impacts are less than significant.
- h) The proposed Project will not reconfigure current roadways that would result in inadequate emergency access. Therefore, impacts are less than significant.
- i) The Project area is currently served by the Riverside Transit Authority (RTA) which serves the unincorporated Riverside County region. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The Draft Elsinore Area Plan Trails and Bikeway System Map reflects a Historic Trail proposed along Temescal Canyon Road. The Project will dedicate 32 feet along the project's Temescal Canyon Road frontage to the County of Riverside for future roadway improvements including development of a future trail. Thus, the proposed Project 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. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: County of Riverside Elsinore Area Plan (EAP); Figure 5 – Site Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project will dedicate 32 feet of along Temescal Canyon Road and 18 feet along the Project's eastern boundary to the County of Riverside for future roadway improvements. However, no bike lanes are identified for future development along project frontage. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Project Description

Findings of Fact:

a-b) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. As stated, the Project manufactures concrete interlocking stones, which requires basic raw materials, such as sand, gravel, cement, pigment and additives. The process in creating the pavers includes mixing sand, gravel, pigment, and additives with water to create concrete. Further, water is used as a coolant during manufacturing the pavers, which is then collected in a containment pool. The Project site is located within the service area of Elsinore Valley Municipal Water District (EVMWD); therefore, EVMWD supplies water to the Project site. According to EVMWD's Draft May 2016 Urban Water Management Plan (UWMP) EVMWD has a total well capacity of 20,800 acre-feet per year, and they have the capacity to meet the anticipated average year demand. Further commercial, industrial and institutional uses are only a small part of the total water demand in the EVMWD system. However, because the Project intends to expand the life of the CUP for existing paver manufacturing plant that has been an operation for many years it is not anticipated that the Project will require additional water supplies or new or expanded water treatment facilities. Therefore, impacts are 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

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

Findings of Fact:

a-b) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant as discussed in Item 18.c above. The Project currently uses septic tanks and will not be proposing new or expanding facilities. Thus, it is not anticipated that the Project will require additional capacity to serve the Project or require new or expanded wastewater treatment facilities. Therefore, impacts are 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: Project Description

Findings of Fact:

a-b) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. The Project site is served by El Sobrante and Lamb Canyon Landfills.

The Project's estimated operational-related solid waste generation is reflected below in **Table 1, Estimated Operational Project-Related Solid Waste Generation.**

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

Table 1, Estimated Operational Project-Related Solid Waste Generation

PROPOSED LAND USE			
Proposed Land Use	Total Number of Employees	Disposal Factor (tons/employees)	Proposed Project Total (tons/year)
Manufacturing	20	1.24	24.8
TOTAL			24.8

Disposal Facility	Disposal Capacity (tons/year)	Proposed Project Percent of Yearly Intake
El Sobrante Landfill	145,530,000	0.00001
Lamb Canyon Landfill	19,242,950	0.0001
TOTAL	164,772,950	0.00002
Robert A. Nelson Transfer Station	1,460,000	0.002

Source: CALR

As reflected above in **Table 1**, the proposed Project is anticipated to generate approximately 24.8 tons of solid waste per year. Given the limited contribution of solid waste to be generated by the Project per year, the Project would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Both landfills have the capacity to accommodate the Project's operational related solid waste. The proposed Project is served by a transfer station and landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Thus, it is not anticipated additional landfill capacity is required to serve the Project. Further, the proposed Project is regulated by federal, state and local government and would be required to comply with all statutes and regulations related to solid waste. Therefore, impacts are 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Description

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-c) The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. Thus, it is not anticipated that the Project will require additional electricity, natural gas, or communication systems to serve the Project site. Therefore, impacts are less than significant.
- d) The topography of the site drains northerly, away from Temescal Canyon Road toward Temescal Creek. There are no existing storm water collection systems near the site. Temescal Canyon Road is planned to be a "collector" road with 74-foot right-of-way that may in the future have storm drains, but even then, discharges are not expected from the project site due to the existing topography as Post-construction volumes of storm water runoff are anticipated to equal pre-construction. Therefore, the proposed project is not expected to exceed existing or planned storm water drainage systems. Therefore, impacts are less than significant.
- e) The proposed Project does not include any roadway improvements that would require the installation of street lighting. Therefore, no impacts are anticipated.
- f) The proposed Project does not propose any new roadways. As such, the Project will not require maintenance of new roadways, in the form of street sweeping and maintenance of roads by the County Transportation Department. Therefore, impacts are less than significant.
- g) No other governmental services are expected to be required for the Project. Therefore, no impacts are anticipated.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

49. Energy Conservation

- a) Would the project conflict with any adopted energy conservation plans?

Source: Project Description

Findings of Fact:

The Project proposed grading, laying of gravel and installation of permeable interlocking concrete pavers to the expansion area and no building construction. Further, there are no Riverside County adopted energy conservation plans which would be adversely affected by the proposed Project. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

OTHER

- 50. Other: None

Source: Project Description; Above Checklist

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

No other specific factors have been identified for discussion at this time. Therefore, no impacts are anticipated.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Above Checklist

Findings of Fact:

As discussed in the checklist above, the proposed Project does not have the potential to substantially degrade the quality of the environment. The biological survey prepared to determine current biological resources located on the Project site did not find that the Project will substantially degrade biological resources. Further, due to the highly disturbed nature of the site, no archaeological historical resources are anticipated to be found on the Project site. Therefore, impacts are less than significant.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Above Checklist; Project Description

Findings of Fact:

The Project proposes to grade, lay gravel and install interlocking permeable concrete pavers atop an 8.9 gross acre expansion area east of the existing paver manufacturing plant for storing of its raw materials and pavers, and extend the life of the CUP for existing paver manufacturing plant. The Project will not result in increased future traffic or emissions and would increase the efficiency of existing operations. The Project is also consistent with local and regional plans, including the AQMP. The Project adheres to all other land use plans and policies with jurisdiction in the Project area. Further, the Project is not considered growth-inducing as defined in State CEQA Guidelines Section 15126.2(d). The Project will not induce, either directly or indirectly, population and housing growth. Thus, no cumulative impacts from the Project are anticipated. Therefore, impacts are less than significant.

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

Source: Above Checklist; Project Description

Findings of Fact:

The proposed Project will not result in potential adverse effects on human beings. Therefore, impacts are less than significant.

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: EA31677, a negative declaration for the original CUP02931, December 9, 1987.

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

Location: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LSA-B	LSA Associates, <i>General Biological Resources Report for Ackerstone Industries Project (APN 391-100-001)</i> , August 22, 2007. (Appendix A)				
ORD 348	County of Riverside, <i>Riverside County Ordinance No. 348 – Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside</i> . (Available at http://www.rivcocob.org/ordinances/ , accessed October 27, 2015.)				
ORD 457	County of Riverside, <i>Riverside County Ordinance No. 457 – Uniform Building Code</i> . (Available at http://www.rivcocob.org/ordinances/ , accessed October 30, 2015.)				
ORD 625	County of Riverside, <i>Riverside County Ordinance No. 625 - Right-to-Farm</i> . (Available at http://www.rivcocob.org/ords/600/625.1.pdf , accessed June 21, 2016.)				
ORD 655	County of Riverside, <i>Riverside County Ordinance No. 655 - Regulating Light Pollution</i> . (Available at http://www.rivcocob.org/ordinances/ , accessed October 30, 2015.)				
ORD 659	County of Riverside, <i>Riverside County Ordinance No. 659 – Establishing a Development Impact Fee Program</i> . (Available at http://www.rivcocob.org/ordinances/ , accessed October 28, 2015.)				
RCLIS	County of Riverside, Transportation and Land Management Agency, <i>Geographic Information Services, Riverside County Land Information System</i> . (Available at http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis/viewer.htm , accessed October 19, 2015)				
SCAG	Southern California Association of Governments. 2012-2035 RTP/SCS Growth Forecast Appendix, April 2012. (Available at http://rtpscsc.scag.ca.gov/Documents/2012/final/SR/2012fRTP_GrowthForecast.pdf , accessed October 27, 2015.)				
ST	Minton Ph.D., Gary, <i>Stormwater Treatment</i> , 2005., p. 265. (Appendix D)				
UWMP	Elsinore Valley Municipal Water District, <i>Draft 2015 Urban Water Management Plan</i> , May 2016. (Available at http://www.evmwd.com/civicax/filebank/blobdload.aspx?BlobID=31804 , accessed July 8, 2016).				
USDA	U.S. Department of Agriculture, Natural Resources Conservation Service, <i>Web Soil Survey</i> (Available at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm , accessed October 30, 2015.)				
WEBB-A	Albert A. Webb Associates, <i>Preliminary Water Quality Management Plan CUP No. 2931R2</i> . September, 2011. (Appendix D)				

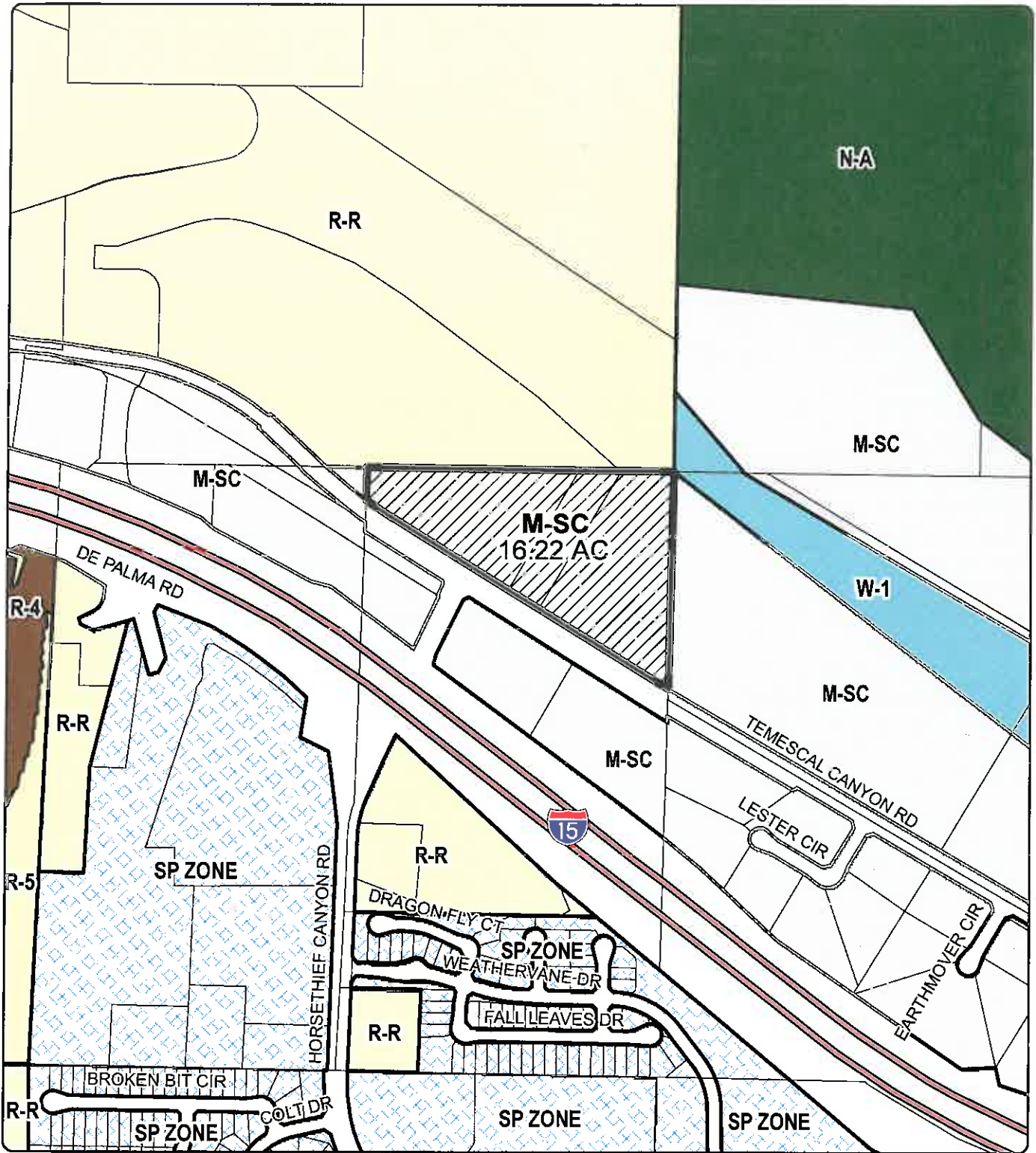
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02931R2

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 06/28/2016
Exhibit 2



Zoning Area: Alberhill

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)956-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcitma.org>

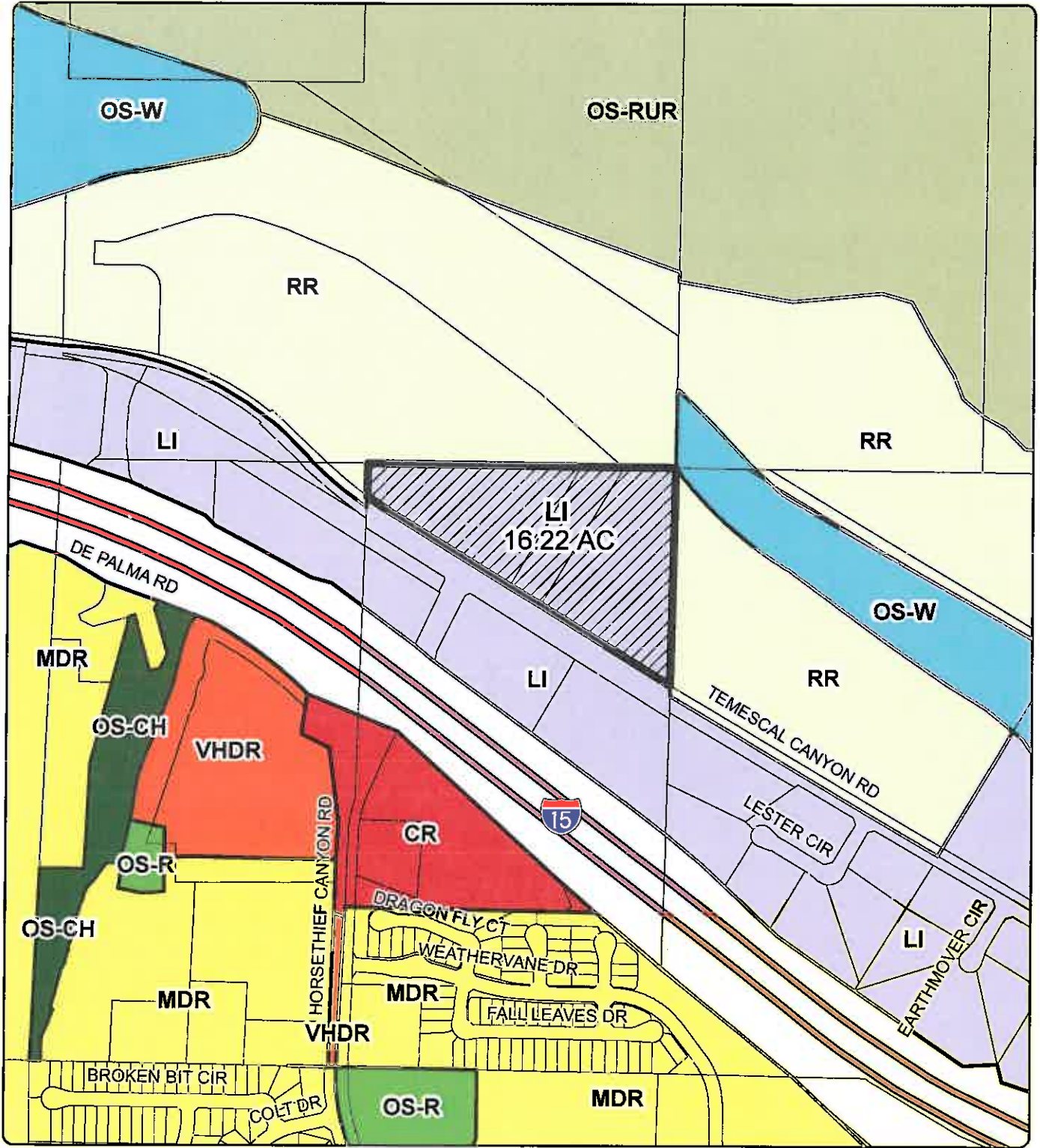
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02931R2

EXISTING GENERAL PLAN

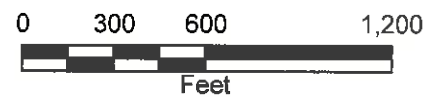
Supervisor: Jeffries
District 1

Date Drawn: 06/28/2016
Exhibit 5



Zoning Area: Alberhill

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)853-8277 (Eastern County) or Website <http://planning.ref.usg.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02931R2

LAND USE

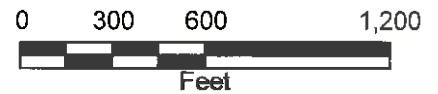
Supervisor: Jeffries
District 1

Date Drawn: 06/28/2016
Exhibit 1



Zoning Area: Alberhill

Author: Vinnie Nguyen

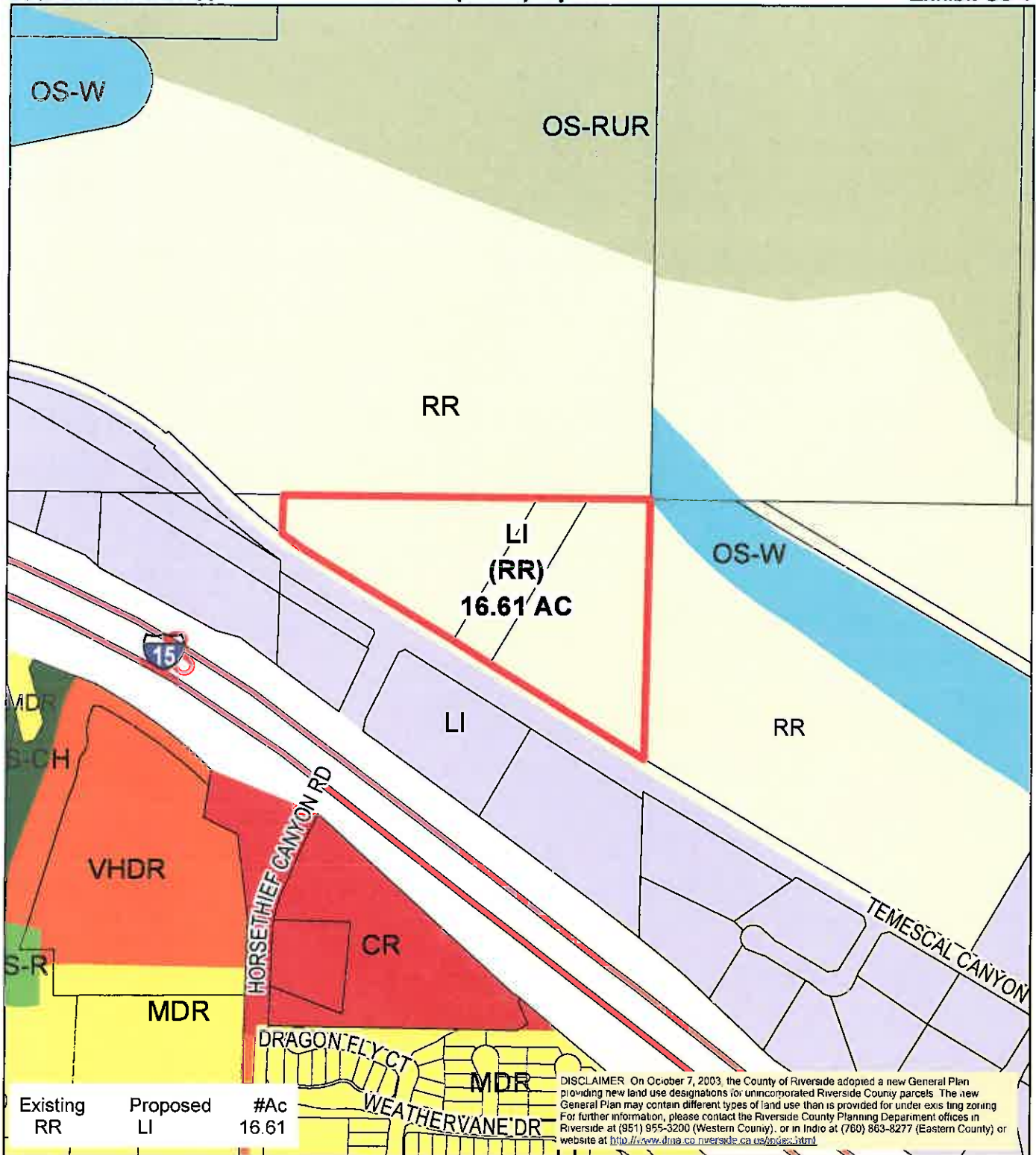


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Supervisor Buster
 District 1
 Date Drawn: 8/21/08

GPA00960
General Plan
5-Year (2008) Update

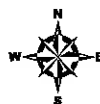
Planner: P. Nanthavongdouangsy
 Date: 8/26/08
 Exhibit C8-1



Existing	Proposed	#Ac
RR	LI	16.61

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Elsinore
 Township/Range: T5SR5W
 Section: 17



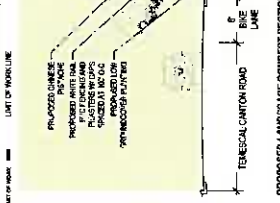
Assessors
 Bk.Pg. 391-10
 Thomas Bros. Pg. 835 B2
 2,490



GENERAL CONCEPTUAL NOTES

INSTALLATION PHASING:
 PLANTER MATERIALS:
 LANDSCAPE CONCEPT THEORY:
 PARKING SPACE CALCULATION:
 SITE MAINTENANCE RESPONSIBILITY AND PLAN:
 PLANT SCHEDULE:

TYPE	SYM	PLANT NAME	DATE	BY	DATE
1	1	PLANTER MATERIALS	2018	MEG	20.01.18
2	2	LANDSCAPE CONCEPT THEORY	2018	MEG	20.01.18
3	3	PARKING SPACE CALCULATION	2018	MEG	20.01.18
4	4	SITE MAINTENANCE RESPONSIBILITY AND PLAN	2018	MEG	20.01.18
5	5	PLANT SCHEDULE	2018	MEG	20.01.18



PROPOSED LANDSCAPE CONCEPT SECTION A-A

1	1	PLANTER MATERIALS	2018	MEG	20.01.18
2	2	LANDSCAPE CONCEPT THEORY	2018	MEG	20.01.18
3	3	PARKING SPACE CALCULATION	2018	MEG	20.01.18
4	4	SITE MAINTENANCE RESPONSIBILITY AND PLAN	2018	MEG	20.01.18
5	5	PLANT SCHEDULE	2018	MEG	20.01.18

COUNTY OF RIVERSIDE

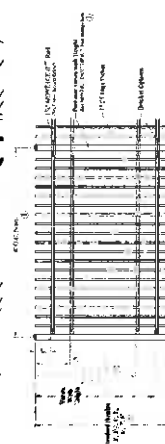
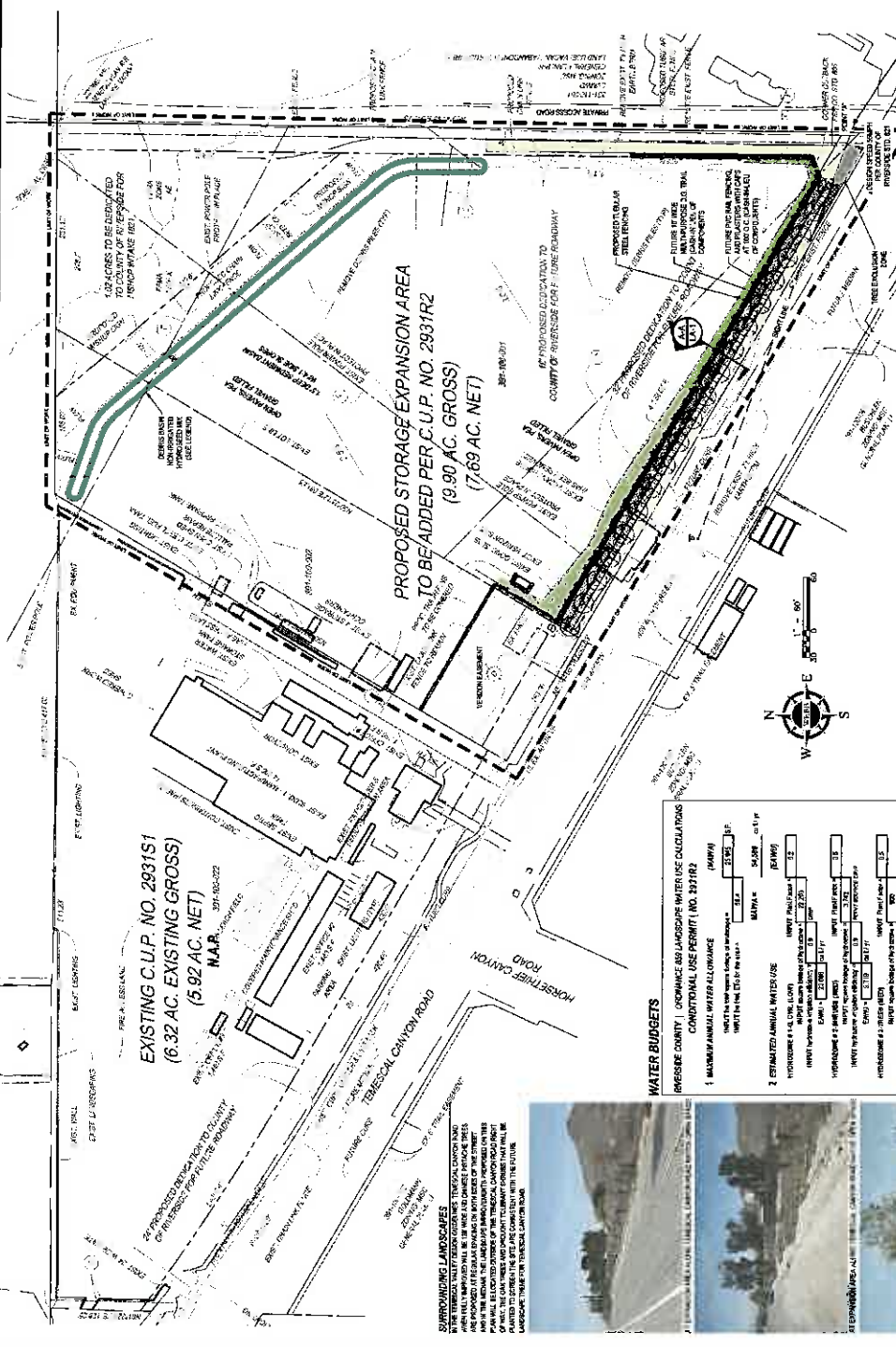
TEMESCAL CANYON RD. CONCEPTUAL LANDSCAPE PLAN
 CONDITIONAL USE PERMIT

SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.8.M.

NO. 293172

DATE: 01/18/18
 DESIGNED BY: MEGAN GARDNER
 CHECKED BY: MEGAN GARDNER
 SCALE: AS SHOWN

LA1
 SHEET 1 OF 1



PROPOSED LANDSCAPE CONCEPT PLAN
 SCALE: 1"=80'

LANDSCAPE DATA
 30% PLANTING
 20% PLANTING
 50% PLANTING



EXISTING C.U.P. NO. 2931S1
 (6.32 AC. EXISTING GROSS)
 (5.92 AC. NET)

PROPOSED STORAGE EXPANSION AREA
 TO BE ADDED PER C.U.P. NO. 2931R2
 (9.90 AC. GROSS)
 (7.69 AC. NET)

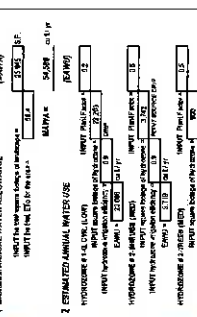
WATER BUDGETS

BRESSIE COUNTY 1 (ORANGE AND LANDSCAPE WATER USE CALCULATIONS)
 CONDITIONAL USE PERMIT (NO. 83182)

1. MAXIMUM ANNUAL WATER ALLOWANCE
 WITHIN THE CITY OF ANAHEIM: 3.25 MGAL DAY

2. ESTIMATED ANNUAL WATER USE
 HYDROLOGIC & CUL-DE-SAC: 1.5 MGAL DAY
 HYDROLOGIC & PARKING: 1.5 MGAL DAY
 HYDROLOGIC & STORAGE: 1.5 MGAL DAY
 HYDROLOGIC & OTHER: 1.5 MGAL DAY

3. NET IRRIGATION SYSTEM OPERATION FACTOR
 TOTAL DEMAND: 3.0 MGAL DAY
 AVAILABLE WATER: 3.0 MGAL DAY



TUBULAR STEEL FENCING ELEVATION DETAIL
 SCALE: 1"=80'

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use is an existing Industrial use and storage area. The original project area consisted of approximately 6.31 acres which has been approved in June 1988 under Conditional Use Permit No. 2931 (CUP2931). In June 1999, the Conditional Use Permit was amended to add a 1,632 square foot office addition. In April 2010, the applicant filed for this revised CUP to delete condition No. 24 of the Conditional Use Permit (CUP 2931) related to the expiration of permit in December 9, 2012. The applicant first filed for this CUP in April 2010. In addition, the applicant proposes to expand the storage area an additional 9.98 Gross Acres with two additional parcels.

This permit is set to expire 10 years after approval. After this term, road improvements will be required if further extension is proposed. If the project wishes to extend the permit life, a revised permit application will need to be filed with the County so that the improvements can be conditioned.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action,

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 2931r2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 2931r2, Exhibit A, Amended No. 3, dated 3/22/16.

APPROVED EXHIBIT L = Conditional Use Permit No. 2931R2 Exhibit L Landscape Plans

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been 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)

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

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

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 2% except on portland cement concrete where .35% shall be the minimum.

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP 2931 R2 - COMMENTS RECOMMND

Conditional Use Permit#2931 R2 is proposing to modify conditions related to the expiration of the permit as well as expanding the storage area to include two additional parcels. No additional buildings with plumbing are proposed.

10.E HEALTH. 2 USE - SEWER CONNECTION RECOMMND

This project shall connect to the sanitary sewer for the disposal of all wastewater within 60 days of it becoming available. It shall be considered available when the sewer main is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - SEWER CONNECTION (cont.) RECOMMND

This project shall waive any objections to the formation and joinder in a CFD or such other financing vehicle for sewer to pay it's fair share.

The project shall meet all sewer connection requirements from the sewer purveyor and all other applicable agencies.

The design and location of any onsite wastewater treatment system shall be designed and constructed to facilitate connection to sanitary sewer.

All onsite wastewater treatment systems shall be properly destroyed under permit upon connecting to the sanitary sewer.

10.E HEALTH. 3 RETENTION BASINS - NO VECTORS RECOMMND

All proposed retention basins must be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

10.E HEALTH. 4 EVMWD POTABLE WATER SERVICE RECOMMND

Conditional Use Permit#2931 R2 is currently receiving Elsinore Valley Municipal Water District (EVMWD) potable water service. It is the responsibility of the property owner to ensure that all requirements to continue receiving potable water service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 5 NO PARKING OR DRIVING ON OWTS RECOMMND

All vehicular traffic and vehicular parking shall be kept away from any existing onsite wastewater treatment system (OWTS) to ensure its proper functioning.

10.E HEALTH. 6 PORTABLE RESTROOMS-RES#91-474 RECOMMND

The use of portable restrooms shall comply with County of Riverside Board of Supervisors Resolution#91-474.

10.E HEALTH. 7 USE - EXISTING OWTS RECOMMND

Based on C-42 certification of the onsite wastewater treatment system (OWTS) by Marco Flores on March 1, 2016,

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10.E HEALTH. 7 USE - EXISTING OWTS (cont.)

RECOMMND

the OWTS is located in an area that is now paved but was still in good working order at the time of the certification. The applicant/operator of this site must continue to maintain the system and prevent vehicular traffic (other than emergency purposes). If the system experiences a failure, is found in disrepair or requires modification, the applicant must obtain permits for the installation of a new OWTS. The new submittal will require engineering and an evaluation of the proposed location.

EPD DEPARTMENT

10.EPD. 1 - URBAN WILDLAND INTERFACE

RECOMMND

Land Use Adjacency Guideline 1 - Drainage

The project shall include a 1.5 feet (ft) deep water quality sediment basin that is 20 ft wide along the MSHCP dedication area. Along the entire length of the sediment basin, adjacent to its southwestern edge will be open pavers that spanning a width of 15 ft. Furthermore, a 40 ft setback will be located in between the conservation area and the sediment basin. The site drainage will be retained and treated in the sediment basin, and any flows that do not percolation and overflow will traverse the 40 ft setback before reaching the conservation area thereby significantly reducing the velocity of runoff and sediment carrying capacity. The expansion proposed under CUP No. 2931R2 is not anticipated to impact the conservation area in regard to drainage/runoff.

Land Use Adjacency Guideline 2 - Toxics \

The proposed project involves the storage of loose sand and pallets of pavers, and does not involve application of toxic chemicals. No toxic chemicals are anticipated to be used and no landscaping is proposed that would involve potential release of fertilizers and/or herbicides within the vicinity of the conservation area. CUP No. 2931R2 is not anticipated to impact the conservation area in regard to application and runoff of landscaping fertilizing chemicals and/or bioproducts (such as manure).

Land Use Adjacency Guideline 3 - Lighting

No additional lighting is being proposed and/or installed. Existing sources of light would be from the adjacent CUP No. 2931S1; however, these sources of light are directed onto that area, and away from the conservation area. Given

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10.EPD. 1 - URBAN WILDLAND INTERFACE (cont.)

RECOMMND

these existing conditions, no lighting impacts are anticipated that would affect the conservation area.

Land Use Adjacency Guideline 4 - Noise
Guideline 4 concerns noise and must be 65 dbA CNEL at the boundary of the conservation area. There will be no grading associated with the site improvements with the exception of construction noise for the installation of the sediment basin and open pavers/pea gravel.

Noise impacts generated by construction equipment are typically around 84 dBA at a distance of 50 ft. This noise level is not constant, as typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. With the exception of the installation of the sediment basin and open pavers/pea gravel, there will not be any other construction noise generated. The use construction equipment to prepare the project site will be temporary and is estimate to last only two days.

While there will be some operational noise associated with occasional truck coming and going, loaders and forklifts, for the manipulation of raw material storage (gravel, concrete brick, sand), and concrete pavers located on the project site, these types of activities will not be constant. The area is already being used for such activities and there is constant hum of traffic noise from adjacent Temescal Canyon Road (an arterial highway) which exposes the site to noise levels of 65 dBA at a distance of 227 ft from the roadway centerline . The site is also located approximately 586 feet northeast of the I-15 freeway. The 65 dBA noise contour falls approximately 815 feet from the freeway centerline and would be audible at this distance.

The project's design features a 40 feet MSHCP setback together with the 20 ft sediment basin and 15 ft open pavers. This would create a separation from the conservation area of 75 feet which would serve to reduce the intermittent noise impacts from project operation to the conservation area. As the noise impacts are intermittent in nature, and CNEL is measured over a 24-hour period, operation of the project is not anticipated to exceed the 65 dbA CNEL noise standard at the boundary of

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10.EPD. 1 - URBAN WILDLAND INTERFACE (cont.) (cont.) RECOMMND

the MSHCP Conservation area. Furthermore, the 1.05 acres located in the northeastern corner of the site will be dedicated to the County of Riverside for MSHCP Intake # 1821.

Land Use Adjacency Guideline 5 - Invasive Plant Species Guideline 5 concerns the use of invasive plant species in landscaping. No landscaping is planned in association with the implementation of CUP No. 2931R2, so there will be no impact to the conservation area from invasive plant species.

Land Use Adjacency Guideline 6 - Barriers to Protect Conservation Area
Guideline 6 concerns the use of barriers to protect the conservation area. Fencing exists on the eastern portion of the project area and the installation of the sediment basin with 4:1 slopes will serve as a barrier between the project site and the undeveloped land along Temescal Wash. In addition, signage can be placed in the MSHCP 40' setback stating "MSHCP Conservation Area - No Trespassing". Therefore, the conservation area will be protected.

Land Use Adjacency Guideline 7 - Grading & Land Development Guideline 7 concerns grading and land development. As stated previously, grading will not occur on the site, and the slopes of the sediment basin will remain outside the conservation area. Furthermore, a 40 ft setback is proposed between the sediment basin and the conservation area.

FIRE DEPARTMENT

10.FIRE. 1 USE* - MAINTAIN EXISTING RECOMMND

Maintain approved fire lanes, fire hydrants, and facility address.

10.FIRE. 2 USE* - NO HAZMAT RECOMMND

This project has not been reviewed or approved for the use, storage, or handling of hazardous materials. Hazardous materials require additional Fire Department review and approval.

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

10.FIRE. 3

USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

New structures on parcels over 1 acre located within the State Responsibility Area shall be set back 30 feet from property lines or center of roadway. Structures on parcels under 1 acre shall have an equivalent level of protection approved by the Fire Department.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

CUP 2931R2 proposes to delete condition No. 24 of CUP 2931 related to the expiration of permit. In addition, the applicant proposes to expand the storage area and additional 9.98 gross acres with two additional parcels. The site is located in the Elsinore area, east of Temescal Canyon Road and north of Horsethief Canyon Road.

The northeastern corner the site is within the 100 year Zone "A" floodplain limits as delineated on Panel No. 06065C-2006G effective date August 28, 2008 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The floodplain must be kept free of all buildings and obstructions including fill. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed. It appears from the exhibit, no development is proposed within the FEMA floodplain.

The development of this project adversely impacts water quality by the creation of 2,500 sq. ft or more of impervious surface that is adjacent to areas designated in the Basin Plan as "RARE" beneficial uses. The proposed improvement is considered a 'Significant Redevelopment' and therefore a project specific Water Quality Management Plan (WQMP) is required. In addition, since this significant redevelopment results in more than fifty percent of the existing development, a WQMP will be required for the entire development. To mitigate for water quality impacts,

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

10. GENERAL CONDITIONS

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

RECOMMND

the developments must at minimum incorporate site design Best Management Practices (BMP's) and source control BMP's, into the proposed project plans. Site design BMP's include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMP's include (but are not limited to) education and activity restrictions (non-structural) as well as proper design of trash storage area, outdoor material storage area, and outdoor work areas or processing areas (structural).

The District has reviewed the preliminary Water Quality Plan (WQMP) received on October 12, 2011 and finds it acceptable. The developer is proposing an infiltration trench along the northeastern boundary to mitigate water quality impacts due to the existing development, while incorporating the Site design and Source control BMP's for the proposed development. This infiltration trench then overflows into the existing flood plain. All the proposed BMP's are outside the flood plain. Conceptually this is acceptable to the District but more detailed information regarding Site design and Source control and some adjustments to the infiltration trench may be needed at improvement plan stage.

10.FLOOD RI. 5 USE 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 unapproval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

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

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 4 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - LOW PALEO (cont.)

RECOMMND

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND
 amended by these conditions of approval.

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 10 USE- CONST. HOURS OF OPERATION RECOMMND

Construction activities approved under this conditional use permit shall be limited to the hours of 6a.m. to 6p.m., during the months of June through September and between the hours of 7:00 a.m and 6:00p.m. during the months of October through May in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 11 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

10.PLANNING. 12 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 3 signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 13 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

be constructed or maintained within the property subject to this approval.

10.PLANNING. 17 USE - PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT A shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 31 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 32 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 36 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 39 USE- OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE- OAK TREE REMOVAL (cont.) RECOMMND

and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - 10 YEAR PERMIT LIFE RECOMMND

The permit shall remain valid for a period of ten (10) years from the effective date of this permit.

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10. GENERAL CONDITIONS

10.TRANS. 10 USE - 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 project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 2931R2 shall terminate 10 years from the Board of Supervisors approval Date on _____. This permit shall thereafter be null and void and of no effect whatsoever.

After the ten years, road improvements will be required. If the project wishes to extend the permit life, a revised permit application will need to be filed with the County so the road improvements can be conditioned.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the Stone Facility may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder must either provide proof of appropriate building permits for the site, or the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE (cont.) RECOMMND

determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall provide proof of appropriate building permits for the site or apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7 USE- PARCEL MERGER REQD RECOMMND

Prior to issuance of a grading permit or within 6 months following Planning Department approval, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 391-100-001, 391-100-002, and 391-100-022. The proposed parcel shall comply with the development standards of hte Manufacturing Service Commercial (M-SC) zone.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - CLEAN EXPANSION AREA

RECOMMND

within 6 months of this projects approval, the expansion area shall be cleaned up where drive isles are cleared up and defined, and approved landscape screening shall be installed.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

A separate stockpile permit is required for the import

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 10 USE - ALTERNATIVE PVMT

RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2

- UWIG PLAN CHECK

RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE RIVESIDE COUNTY PLANNING DEPARTMENT, ENVIRONMENTAL PROGRAMS DIVISION (EPD) SHALL REVIEW ALL PLANS FOR CONSISTENCY WITH THE FOLLOWING URBAN WILDLAND INTERFACE GUIDELINES.

Land Use Adjacency Guideline 1 - Drainage

The project shall include a 1.5 feet (ft) deep water quality sediment basin that is 20 ft wide along the MSHCP dedication area. Along the entire length of the sediment basin, adjacent to its southwestern edge will be open pavers that spanning a width of 15 ft. Furthermore, a 40 ft setback will be located in between the conservation area and the sediment basin. The site drainage will be retained and treated in the sediment basin, and any flows that do not percolation and overflow will traverse the 40 ft setback before reaching the conservation area thereby significantly reducing the velocity of runoff and sediment

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - UWIG PLAN CHECK (cont.)

RECOMMND

carrying capacity. The expansion proposed under CUP No. 2931R2 is not anticipated to impact the conservation area in regard to drainage/runoff.

Land Use Adjacency Guideline 2 - Toxics \

The proposed project involves the storage of loose sand and pallets of pavers, and does not involve application of toxic chemicals. No toxic chemicals are anticipated to be used and no landscaping is proposed that would involve potential release of fertilizers and/or herbicides within the vicinity of the conservation area. CUP No. 2931R2 is not anticipated to impact the conservation area in regard to application and runoff of landscaping fertilizing chemicals and/or bioproducts (such as manure).

Land Use Adjacency Guideline 3 - Lighting

No additional lighting is being proposed and/or installed. Existing sources of light would be from the adjacent CUP No. 2931S1; however, these sources of light are directed onto that area, and away from the conservation area. Given these existing conditions, no lighting impacts are anticipated that would affect the conservation area.

Land Use Adjacency Guideline 4 - Noise

Guideline 4 concerns noise and must be 65 dbA CNEL at the boundary of the conservation area. There will be no grading associated with the site improvements with the exception of construction noise for the installation of the sediment basin and open pavers/pea gravel.

Noise impacts generated by construction equipment are typically around 84 dbA at a distance of 50 ft. This noise level is not constant, as typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. With the exception of the installation of the sediment basin and open pavers/pea gravel, there will not be any other construction noise generated. The use construction equipment to prepare the project site will be temporary and is estimate to last only two days.

While there will be some operational noise associated with occasional truck coming and going, loaders and forklifts, for the manipulation of raw material storage (gravel, concrete brick, sand), and concrete pavers located on the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

- UWIG PLAN CHECK (cont.) (cont.)

RECOMMND

project site, these types of activities will not be constant. The area is already being used for such activities and there is constant hum of traffic noise from adjacent Temescal Canyon Road (an arterial highway) which exposes the site to noise levels of 65 dBA at a distance of 227 ft from the roadway centerline . The site is also located approximately 586 feet northeast of the I-15 freeway. The 65 dBA noise contour falls approximately 815 feet from the freeway centerline and would be audible at this distance.

The project's design features a 40 feet MSHCP setback together with the 20 ft sediment basin and 15 ft open pavers. This would create a separation from the conservation area of 75 feet which would serve to reduce the intermittent noise impacts from project operation to the conservation area. As the noise impacts are intermittent in nature, and CNEL is measured over a 24-hour period, operation of the project is not anticipated to exceed the 65 dBA CNEL noise standard at the boundary of the MSHCP Conservation area. Furthermore, the 1.05 acres located in the northeastern corner of the site will be dedicated to the County of Riverside for MSHCP Intake # 1821.

Land Use Adjacency Guideline 5 - Invasive Plant Species
Guideline 5 concerns the use of invasive plant species in landscaping. No landscaping is planned in association with the implementation of CUP No. 2931R2, so there will be no impact to the conservation area from invasive plant species.

Land Use Adjacency Guideline 6 - Barriers to Protect
Conservation Area

Guideline 6 concerns the use of barriers to protect the conservation area. Fencing exists on the eastern portion of the project area and the installation of the sediment basin with 4:1 slopes will serve as a barrier between the project site and the undeveloped land along Temescal Wash. In addition, signage can be placed in the MSHCP 40' setback stating "MSHCP Conservation Area - No Trespassing". Therefore, the conservation area will be protected.

Land Use Adjacency Guideline 7 - Grading & Land Development
Guideline 7 concerns grading and land development. As stated previously, grading will not occur on the site, and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - UWIG PLAN CHECK (cont.) (cont.) (cont.) RECOMMND

the slopes of the sediment basin will remain outside the conservation area. Furthermore, a 40 ft setback is proposed between the sediment basin and the conservation area.

60.EPD. 3 - CONSERVATION DEDICATION RECOMMND

The area delineated as "1.02 acres to be dedicated to the County of Riverside for MSHCP Intake 1821" on CUP02931R2 Exhibit : A, dated 12/14/2010, shall be offered for dedication to the Regional Conservation Authority, as County directs or authorizes, and accepted by that entity. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 7 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. the amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE- SKR FEE CONDITION (cont.)

RECOMMND

application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.69 acres (net) in accordance with APPROVED EXHIBIT NO. A.

If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 2931R2, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 MAP- MM BIO1

RECOMMND

MM BIO 1: A pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season (MSHCP Objectives 6 for burrowing owl).

60.PLANNING. 12 MAP- MM CULT 1

RECOMMND

MM Cult 1: Should any cultural and/or archaeological resources be inadvertently discovered during ground disturbance activities, all ground disturbing activities shall immediately halt and construction shall be moved to other parts of the Project site. A Riverside County

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP- MM CULT 1 (cont.)

RECOMMND

qualified archaeologist shall be retained by the proponent (or designee) to determine the significance of these resource(s). If the find is determined to be historical or a unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.

60.PLANNING. 14 USE- PARCEL MERGER REQD

RECOMMND

Six months following permit approval by the Planning Department or prior to grading permit, whichever comes sooner, a Certificate of parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos 391-100-001, 391-100-002, and 391-100-022. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department approval. The proposed parcel shall comply with the development standards of the manufacturing Service Commercial (M-SC) zone.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 - CONSERVATION DEDICATION

RECOMMND

The area delineated as "1.02 acres to be dedicated to the County of Riverside for MSHCP Intake 1821" on CUP02931R2 Exhibit : A, dated 12/14/2010, shall be offered for dedication to the Regional Conservation Authority, as County directs or authorizes, and accepted by that entity. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WASTEWATER DISPOSAL RECOMMND

Prior to building permit issuance, an approved method of wastewater disposal must be provided. For clearance, an

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - WASTEWATER DISPOSAL (cont.) RECOMMND

evaluation of the types of facilities available will be conducted. If sewer is available, then the project must connect to sewer.

EPD DEPARTMENT

80.EPD. 1 USE - CONSERVATION DEDICATION RECOMMND

The area delineated as "1.02 acres to be dedicated to the County of Riverside for MSHCP Intake 1821" on CUP02931R2

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 13 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 19 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Elsinore unified school District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 2931R2 The Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1/SUR

RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 72 foot half-width right-of-way per County Standard No. 92, Ordinance 461 and per Road "A", Temescal Valley Design Guidelines. (Modified for 8' offset from existing centerline established by Book 867 of Deeds, page 39.) [72'=64' typ. + 8' offset]

NOTE:

1. This right-of-way dedication shall be for the portion of Temescal Canyon Road adjacent to APN: 391-100-001 and 391-100-002 as shown on the CUP2931R2 Amended No. 3 exhibit prepared by Albert A. Webb, dated 3/22/2016.
2. The right-of-way dedication may be reduced if the County develops and adopts an alignment study for Temescal Canyon Road in the future with a reduced road section.

80.TRANS. 2 USE - IRREVOCABLE DEDICATION

RECOMMND

Sufficient irrevocable public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64'-72 foot half-width right-of-way per County Standard No. 92, Ordinance 461 and per Road "A", Temescal Valley Design Guidelines. (Modified for 8'

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - IRREVOCABLE DEDICATION (cont.) RECOMMND

offset from existing centerline established by Book 867 of Deeds, page 39). [72'=64' typ. + 8' offset]

NOTE:

1. This irrevocable offer of public street right-of-way shall be for the portion of Temescal Canyon Road adjacent to APN: 391-100-022 as shown on the CUP2931R2 Amended No. 3 exhibit prepared by Albert A. Webb, dated 3/22/2016.
2. The right-of-way dedication may be reduced if the County develops and adopts an alignment study for Temescal Canyon Road in the future with a reduced road section.

80.TRANS. 3 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 4 USE -- R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along easterly project boundary shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Ordinance 461.

80.TRANS. 6 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the 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. 7

USE - LC LANDSCAPE SECURITIES

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 8

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Water budget must meet 0.45ETo or current ORD 859.3 or later requirements.
2. Proposed bioswale and/or basins shall be permanently irrigated and planted. Basin slopes shall be planted with container stock.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - 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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE NO STRUCT IN FLOODPLAIN RECOMMND

No developments within the flood plain including storing of the equipment is allowed. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.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, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

A minimum of 2 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 15 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 19 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 30 USE*- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 2931R2 is calculated to be 7.69 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE*- ORD 810 O S FEE (2) (cont.)

RECOMMND

Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE* - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 2931 has been calculated to be 7.69 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - EXISTING MAINTAINED

RECOMMND

Temescal Canyon Road along project boundary is a paved County maintained road designated as an Arterial Highway. A 14' raised median is required in accordance with County Standard No. 92 (43'/72'), Ordinance 461 and per Road "A", Temescal Valley Design Guidelines. (Modified for 8' offset from existing centerline established by Book 867 of Deeds,

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - EXISTING MAINTAINED (cont.) RECOMMND

page 39). [72'=64' typ. + 8' offset]. The project proponent shall pay cash-in-lieu for half of the raised median improvements and trail along APN 391-100-022. After the 10-year permit life of this CUP02931R2, future improvements will be required. The project proponent shall submit a new or revised application to the County to determine what improvements shall be provided.

- NOTE:
1. The existing berm within road right-of-way shall be removed or relocated outside of the right-of-way. Not eligible for cash-in-lieu.
 2. The cash-in-lieu for the median and trail shall be estimated consistent with cross sections provided in Ord. 461 and the Temescal Valley Design Guidelines.

90.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights on Temescal Canyon Road.
- (4) Street sweeping along Temescal Canyon Road.

90.TRANS. 3 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - IMP PLANS (cont.)

RECOMMND

does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 4 USE - R-O-W DEDICAITON 1/SUR

RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 72 foot half-width right-of-way per County Standard No. 92, Ordinance 461 and per Road "A", Temescal Valley Design Guidelines. (Modified for 8' offset from existing centerline established by Book 867 of Deeds, page 39). [72' = 64' typ. + 8' offset]

NOTE: This right-of-way dedication shall be for the portion of Temescal Canyon Road adjacent to APN: 391-100-001 and 391-100-002 as shown on the CUP2931R2 Amended No. 3 exhibit prepared by Albert A. Webb, dated 3/22/2016.

90.TRANS. 5 USE-IRREVOCABLE DEDICATION

RECOMMND

Sufficient irrevocable public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64'-72 foot half-width right-of-way per County Standard No. 92, Ordinance 461 and per Road "A", Temescal Valley Design Guidelines. (Modified for 8' offset from existing centerline established by Book 867 of Deeds, page 39). [72'=64' typ. + 8' offset]

NOTE: This irrevocable offer of public street right-of-way shall be for the portion of Temescal Canyon Road adjacent to APN: 391-100-022 as shown on the CUP2931R2 Amended No. 3 exhibit prepared by Albert A. Webb, dated 3/22/2016.

90.TRANS. 6 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along easterly project boundary shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Ordinance 461.

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - LC LNDSACP 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. 11 USE - LNDSAPCE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 12 USE - LC COMPLY W/ LNDSACP/ 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

07/22/16
16:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 48

CONDITIONAL USE PERMIT Case #: CUP02931R2

Parcel: 391-100-022

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

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
1st CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 28, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeology Section-L. Mouriquand

CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2, AMENDED NO. 1 – EA42305 –
Applicant: Acker-Stone – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan - General Plan: Rural Residential (R-R) – Location: Easterly of Temescal Canyon Road and northerly of Horsethief Canyon Road – 6.38 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The proposal is to delete or modify condition No. 24 of Conditional Use Permit (CUP2931) related to the expiration of permit. In addition, the applicant proposes to expand the storage area an additional 9.98 Gross Acres which two additional parcels. APN: 391-100-022, 391-100-001, 391-100-002 – Related Cases: CUP2931

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 **January 19, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, (951) 955-2419**, Project Planner, or e-mail at **wbugtai@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: October 22, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
P.D. Community Facilities

CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2, AMENDED NO. 1 – EA42305 – Applicant: Acker-Stone – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan - General Plan: Rural Residential (R-R) – Location: Easterly of Temescal Canyon Road and northerly of Horsethief Canyon Road – 6.38 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: The proposal is to delete or modify condition No. 24 of Conditional Use Permit (CUP2931) related to the expiration of permit. In addition, the applicant proposes to expand the storage area an additional 9.98 Gross Acres which two additional parcels. APN: 391-100-022, 391-100-001, 391-100-002 – Related Cases: CUP2931

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on November 5, 2015.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact **Brett Dawson, (951) 955-0972**, Contract Planner, or e-mail at bdawson@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.



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

December 30, 2010

Wendell Bugtai, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

CONDITIONAL USE PERMIT 2931, REVISED PERMIT NO. 2

This letter is in response to your transmittal dated December 21, 2010.

Western Municipal Water District (Western) has no comments on proposed Condition Use Permit No. 3654. Western does not provide retail water service in the vicinity easterly of Temescal Canyon Road, and northerly of Horsethief Canyon Road. Our records indicate that Elsinore Valley Municipal Water District is the water purveyor for this area for the 36" transmission main pipeline and Santa Ana River Watershed Project Authority is responsible for the 24" force main pipeline.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

A handwritten signature in black ink that reads "Tammy Martin".

TAMMY MARTIN
Engineering Technician

TM:sc

Enclosure: Initial Case Transmittal

\\Wmwd-fsmain\development\CONDITION LETTERS\RIVERSIDE COUNTY\NoCommentLtr-CO-CUP 2931 Revised permit.doc

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Acker Stone Industries, Inc., a California Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 391-100-001, 391-100-002 and 391-100-022 (“PROPERTY”); and,

WHEREAS, on May 8, 2015, PROPERTY OWNER filed an application for General Plan Amendment No. 1149 and Conditional Use Permit No. 2931R2 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Acker Stone Industries, Inc.
13296 Temescal Canyon Road
Corona, CA 92883

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California


By: 
Steven Weiss
Riverside County Planning Director

Dated: 11/4/15


PROPERTY OWNER:
Acker Stone Industries, Inc., a California Corporation

By: 
Isaac Shwarzman
General Manager and Chief Executive Officer

Dated: 10-23-15

By: 
Steven Schamp
Controller and Secretary

Dated: 10.23.15

FORM APPROVED COUNTY COUNSEL
BY:  11/2/15
MICHELLE GLACK DATE

(* CALIFORNIA ALL PURPOSE CERTIFICATE ATT.)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Riverside)

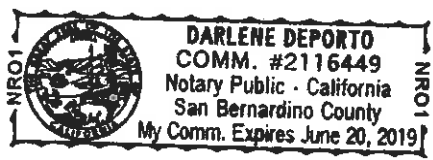
On 10/23/15 before me, DARLENE DEPORTO (NOTARY PUBLIC),
(here insert name and title of the officer)

personally appeared ISAAC SHWARZMAN and STEVEN SCHEMP

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Indemnification Agreement containing 5 pages, and dated 10/23/15

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) General Mgr & Controller
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other:

representing: DeKerstone Industries
Name(s) of Person(s) or Entity(ies) Signer is Representing

Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input checked="" type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # <u>83</u>	Entry # <u>3,4,5,6</u>
Notary contact: <u>Same as above</u>	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC 005973

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: Rev. CUP 2931R2 DATE SUBMITTED: ~~3-26-10~~ 4-19-10

APPLICATION INFORMATION

EA 42305 CF 6 05667

Applicant's Name: Acker-Stone c/o Jeffery Hicks E-Mail: controller@ackerstone.com

Mailing Address: 13296 Temescal Canyon Rd.
Corona Street 92883-5299
Ca State ZIP

Daytime Phone No: (951) 674-0047 Fax No: (951) 245-7213

Engineer/Representative's Name: Albert A. Webb Associates *- contact* E-Mail: Sandy.Chandler@webbassociates.com

Mailing Address: c/o Sandy Chandler 3788 McCray Street
Riverside Street 92506
Ca State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Acker-Stone Industries, Inc. E-Mail: controller@ackerstone.com

Mailing Address: 13296 Temescal Canyon Rd
Corona Street 92883-5299
Ca State ZIP

Daytime Phone No: (951) 674-0047 Fax No: (951) 245-7213

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Delete or modify expiration date of CUP 2931 approved in December 1987 (Condition #24- This approval shall become null and void in Dec. 9, 2012.)

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). CUP 2931 & 2931R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 31667 E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy:

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)

Will the 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)

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: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

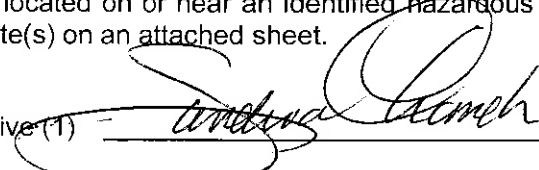
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 3-30-10

Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	CUP 2931R2
Project Name:	Acker-Stone
Project Location:	13296 Temescal Canyon Rd, Corona, Ca 92883
Project Description:	Delete or modify COA CUP2931 #24
Project Applicant Information:	Acker-Stone, C/o Jefferey Hicks, 13296 Temescal Canyon Rd, Corona, Ca 92883,PH: (951) 674-0047

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Includes San Jacinto River watershed.
²Land area is based on acreage disturbed.
³The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.
⁴The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
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Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
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Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
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Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
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Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
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Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
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All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
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Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
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Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
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Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
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Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
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¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	CUP 2931 & 2931R1
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**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:

CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2, AMENDED NO. 3 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Acker-Stone – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – General Plan: Rural Residential (R-R) – Location: Easterly of Temescal Canyon Road and northerly of Horsethief Canyon Road – 6.38 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The proposal is to delete or modify Condition No. 24 of Conditional Use Permit (CUP2931) related to the expiration of permit. In addition, the applicant proposes to expand the storage area an additional 9.98 Gross Acres which two additional parcels.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 AUGUST 3, 2016
 CITY OF PERRIS
 COUNCIL CHAMBERS
 101 N. D STREET
 PERRIS, CA 92570

For further information regarding this project, please contact Project Planner, Brett Dawson, at 951-955-0972 or email bdawson@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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/28/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO2931R2 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

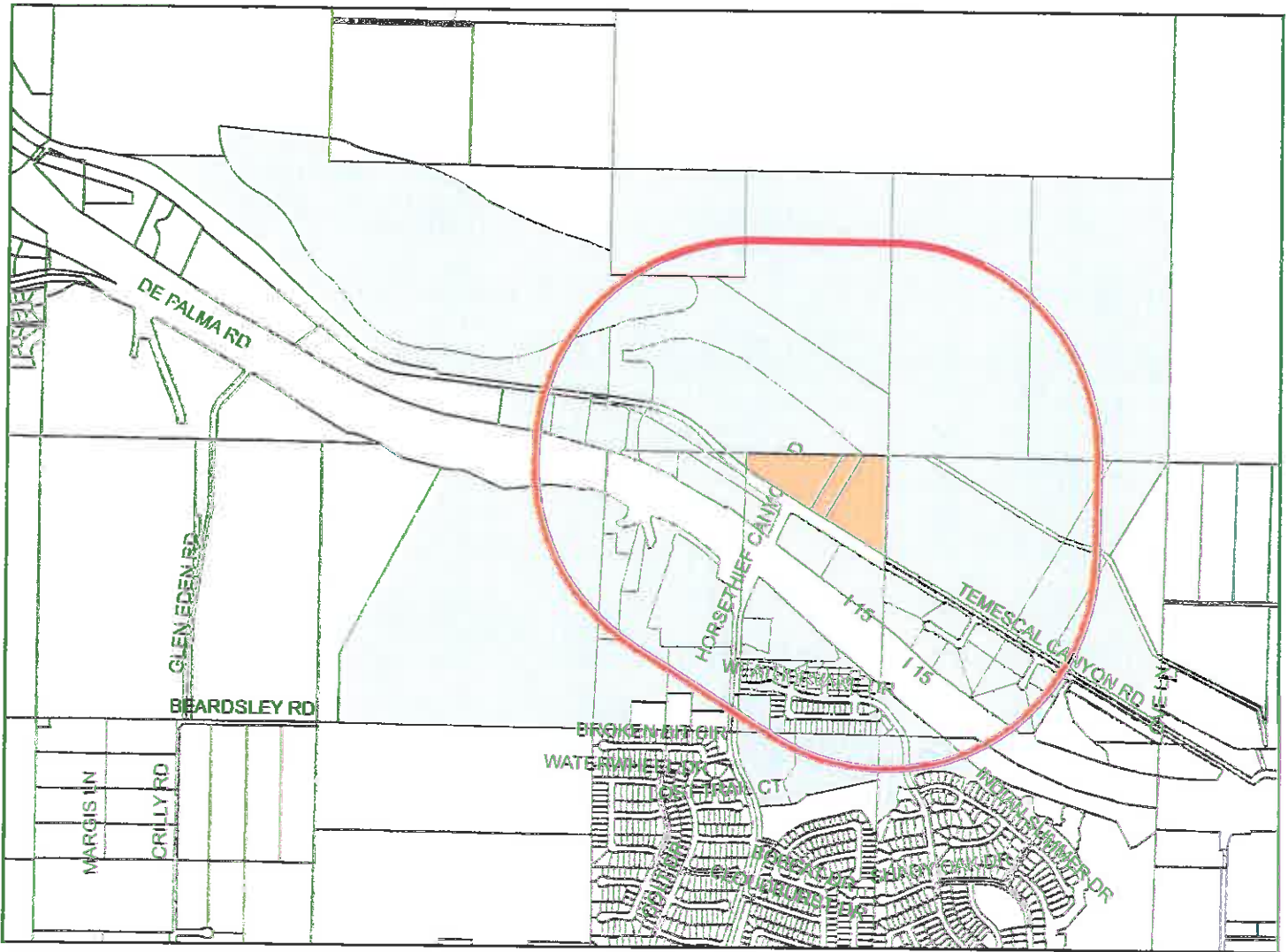
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP02931R2 (2000 foot buffer)



Selected Parcels

391-100-022	391-100-001	391-100-002	391-090-011	391-090-020	391-480-009	391-480-003	391-480-004	391-480-006	391-100-039
391-100-040	391-480-012	391-480-023	391-060-002	391-060-018	391-060-020	391-060-022	391-070-007	391-070-006	391-110-001
391-110-002	391-110-021	391-110-022	391-140-019	391-060-016	391-090-023	391-090-049	391-100-033	391-140-018	391-110-007
391-480-005	391-480-020	391-090-030	391-090-031	391-090-018	391-100-010	391-100-041	391-480-021	391-060-004	391-060-005
391-100-043	391-140-027	391-140-028	391-140-032	391-940-001	391-940-002	391-940-003	391-940-004	391-940-005	391-940-006
391-940-007	391-940-008	391-940-009	391-940-010	391-940-011	391-940-012	391-940-013	391-940-014	391-940-015	391-940-016
391-940-017	391-940-018	391-940-019	391-940-020	391-940-021	391-940-022	391-940-023	391-940-024	391-940-025	391-940-026
391-940-027	391-940-028	391-940-029	391-940-030	391-940-031	391-940-032	391-940-033	391-940-034	391-940-035	391-940-036
391-940-037	391-940-038	391-940-039	391-940-040	391-940-041	391-940-042	391-940-043	391-940-044	391-940-045	391-940-046
391-940-047	391-940-048	391-940-049	391-940-050	391-940-051	391-940-052	391-940-053	391-940-054	391-940-055	391-940-056
391-940-057	391-940-058	391-940-059	391-940-060	391-940-061	391-940-062	391-940-063	391-940-064	391-940-065	391-940-066
391-940-067	391-940-068	391-940-069	391-940-070	391-940-071	391-940-072	391-940-073	391-940-074	391-940-075	391-060-019

First 120 parcels shown



1,600 800 0 1,600 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 391060005, APN: 391060005
MICHAEL LISTON, ETAL
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391090030, APN: 391090030
MARIANA MOHYLYN
1661 11TH AVENUE
BROOKLYN NY 11215

ASMT: 391060022, APN: 391060022
EHOF II LAKESIDE
C/O HECTOR CALDERON
1 LETTERMAN DR BLG C 3800
SAN FRANCISCO CA 94129

ASMT: 391090031, APN: 391090031
MARIANA MOHYLYN
1661 11TH AVE
BROOKLYN NY 11215

ASMT: 391070007, APN: 391070007
EHOF II LAKESIDE
C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129

ASMT: 391090046, APN: 391090046
SAM HORSETHIEF
1399 FRANKLIN BLV
EUGENE OR 97403

ASMT: 391070029, APN: 391070029
ROBERT BLEDSOE
9300 HUNT RD
CORONA CA 92883

ASMT: 391090049, APN: 391090049
MELODY ABDI, ETAL
28297 CORTE OCASO
TEMECULA CA 92592

ASMT: 391070030, APN: 391070030
TEMESCAL TERRA
13013 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391090050, APN: 391090050
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 TENTH ST STE 500
RIVERSIDE CA 92502

ASMT: 391080015, APN: 391080015
TEMESCAL VALLEY LAND
C/O ASHLEY WRIGHT
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 391100010, APN: 391100010
DANIELA GOLDMANN, ETAL
P O BOX 892383
TEMECULA CA 92589

ASMT: 391090020, APN: 391090020
ANN NUGENT
13005 DE PALMA RD
CORONA, CA. 92883

ASMT: 391100022, APN: 391100022
ACKER STONE INDUSTRIES INC
13296 TEMESCAL CANYON RD
CORONA, CA. 92883



ASMT: 391100033, APN: 391100033
GEORGE BROWN
26460 HORSETHIEF CANYON DR
CORONA, CA. 92883

ASMT: 391140018, APN: 391140018
HORSETHIEF CANYON RANCH MAINTENANCE
C/O THE PRESLEY CO
19 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 391100035, APN: 391100035
SANDRA BROWN, ETAL
P O BOX 265
LAKE ELSINORE CA 92531

ASMT: 391140019, APN: 391140019
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 391100040, APN: 391100040
DWIGHT BUSCHLEN
3605 BUCHANAN ST
RIVERSIDE CA 92503

ASMT: 391480004, APN: 391480004
CORONA LESTER 11
16402 CONSTRUCTION CIR E
IRVINE CA 92606

ASMT: 391100041, APN: 391100041
DANIELA GOLDMANN, ETAL
PO BOX 892383
TEMECULA CA 92589

ASMT: 391480005, APN: 391480005
JENNIFER CHIRKANIEN, ETAL
26330 LESTER CIR
CORONA, CA. 92883

ASMT: 391110003, APN: 391110003
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIV
3403 10TH ST STE 500
RIVERSIDE CA 92501

ASMT: 391480006, APN: 391480006
SHANNON BEADOR, ETAL
26320 LESTER CT
CORONA, CA. 92883

ASMT: 391110005, APN: 391110005
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 391480008, APN: 391480008
TERRY PARCELL, ETAL
26365 EARTHMOVER CIR
CORONA, CA. 92883

ASMT: 391110007, APN: 391110007
DAVID DERUYTER, ETAL
1136 HUMMINGBIRD LN
CORONA CA 92882

ASMT: 391480009, APN: 391480009
WADE RASMUSSEN, ETAL
C/O WADE RASMUSSEN
3250 RANCHO DEL MONICO RD
COVINA CA 91724



ASMT: 391480020, APN: 391480020
LEVEL 3 COMMUNICATIONS
14023 DENVER WEST PKWY
GOLDEN CO 80401

ASMT: 391480021, APN: 391480021
MARIE FORCONE, ETAL
634 S SCOUT TRAIL
ANAHEIM CA 92807

ASMT: 391480023, APN: 391480023
EARTHMOVER CIRCLE
C/O RONALD C SMIT
205 W BRISTOL LN
ORANGE CA 92886

ASMT: 391940075, APN: 391940075
HILL COUNTRY S A LTD, ETAL
3161 MICHELSON DR STE 425
IRVINE CA 92612



7/22/2016 12:43:53 PM

1st Supervisor District
Kevin Jefferies, Supervisor
Board of Supervisors
Riverside County

Planning Commission Riverside County
c/o Mary Stark, Planning Commission
Secretary
Mail Stop 1070

Jerry Cinich
25704 Lacepark Rd,
Temescal Valley ca 92883

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Pechanga Cultural Resources
Pechanga Band of Luiseno Mission Indians
Attn: Tuba Ebru Ozdil
P.O. Box 2183
Temecula CA 92593

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

SCAQMD HEADQUARTERS
21865 Copley Drive
Diamond Bar, CA 91765

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

Acker Stone Industries
Attn: Steve Schamp
13296 Temescal Canyon Road
Corona CA 92883

Albert A Webb Associates
Attn: Sandy Chandler
3788 McCray Street
Riverside CA 92506

Acker Stone Industries
Attn: Steve Schamp
13296 Temescal Canyon Road
Corona CA 92883

Albert A Webb Associates
Attn: Sandy Chandler
3788 McCray Street
Riverside CA 92506

Acker Stone Industries
Attn: Steve Schamp
13296 Temescal Canyon Road
Corona CA 92883

Albert A Webb Associates
Attn: Sandy Chandler
3788 McCray Street
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Acker Stone Industries
Attn: Steve Schamp
13296 Temescal Canyon Road
Corona CA 92883

Albert A Webb Associates
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3788 McCray Street
Riverside CA 92506

Acker Stone Industries
Attn: Steve Schamp
13296 Temescal Canyon Road
Corona CA 92883

Albert A Webb Associates
Attn: Sandy Chandler
3788 McCray Street
Riverside CA 92506

Acker Stone Industries
Attn: Steve Schamp
13296 Temescal Canyon Road
Corona CA 92883

Albert A Webb Associates
Attn: Sandy Chandler
3788 McCray Street
Riverside CA 92506

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1607728

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: ACKER STONE
paid by: CK 53832
paid towards: CFG05667 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42305
at parcel #: 13296 TEMESCAL CANYON RD COR
appl type: CFG3

\$2,210.25

By MGARDNER Jun 30, 2016 16:50
posting date Jun 30, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1607727

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: ACKER STONE
paid by: CK 53857
paid towards: CUP02931R2 REVISED PERMIT: CUP GENERAL
at parcel #: 13296 TEMESCAL CANYON RD COR
appl type: RV02

\$5,100.00

By _____ Jun 30, 2016 16:48
MGARDNER posting date Jun 30, 2016

Account Code	Description	Amount
202033100200772210	LMS SURCHARGE	\$100.00
202013100300201800	COMBINED SUPPLMENTL FEES	\$5,000.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Original CUP No. 02931

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Planning Department

SUBMITTAL DATE:

SUBJECT: Notice of Decision of Permit Acted on by the Planning Commission on December 9, 1987.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the case acted on by the Planning Commission on December 9, 1987.

THE PLANNING COMMISSION

ADOPTED the Negative Declaration for E.A. Number 31667 based on the findings incorporated in the environmental assessment and the conclusion that the proposed project will not have a significant effect on the environment; and,

APPROVED the CONDITIONAL USE CASE NO. 2931 subject to the attached conditions and based on the findings and conclusions incorporated in the Planning Commission minutes dated December 9, 1987.

ROUTE TO

Banning	NL
Blythe	EG
Menard	RL
Indio	SS
Perro	BB
Rancho	JT
DESERT	RS
<u>FILE</u>	SM
	DB
	SG
	YS

[Handwritten Signature]
Roger S. Streeter, Planning Director

2-11-88

KJJ:bc
1/25/88

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Younglove, seconded by Supervisor Dunlap and duly carried by unanimous vote, IT WAS ORDERED that the above report of approval is received and filed as recommended.

Ayes: Dunlap, Cenicerros, Larson, Younglove and Abraham

Noes: None

Absent: None

Date: February 2, 1988

xc: Planning, Land Use, Applicant

Gerald A. Maloney
Clerk of the Board

By: *Amy Adams*
Deputy

Prev. Agn. ref.

Depts. Comments

Dist.

AGENDA NO.

1.10

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Planning Department

SUBMITTAL DATE:

SUBJECT: Notice of Decision of Permit Acted on by the Planning
Commission on December 9, 1987.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the case acted on by
the Planning Commission on December 9, 1987.

THE PLANNING COMMISSION

ADOPTED the Negative Declaration for E.A. Number 31667 based on
the findings incorporated in the environmental assessment and the
conclusion that the proposed project will not have a significant
effect on the environment; and,

APPROVED the CONDITIONAL USE CASE NO. 2931 subject to the attached
conditions and based on the findings and conclusions incorporated
in the Planning Commission minutes dated December 9, 1987.


Roger S. Streeter, Planning Director

KJJ:bc
1/25/88

FEB 10 1988

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Younglove, seconded by Supervisor Dunlap
and duly carried by unanimous vote, IT WAS ORDERED that the above
report of approval is received and filed as recommended.

Ayes: Dunlap, Cenicerros, Larson, Younglove and Abraham

Noes: None

Absent: None

Date: February 2, 1988

xc: Planning, Land Use, Applicant

Gerald A. Maloney
Clerk of the Board

By: Angie Adam
Deputy

Prev. Agn. ref.

Depts. Comments

Dist.

AGENDA NO.

(AGENDA ITEM 4-1 - REEL 963 - SIDE 1 - 1909-1944)
CONDITIONAL USE PERMIT 2931 - EA 31667 - Ackerstein Zri, Ltd - Alberhill
Area - First Supervisorial District - 5.84± acres, north of Temescal Canyon
Rd, east of Horsethief Canyon Rd - Manufacturing Plant for Concrete Pavers

The hearing was opened at 2:02 p.m. and closed at 2:11 p.m.

STAFF RECOMMENDATION: Adoption of the negative declaration for EA 31677 and approval of Conditional Use Permit 2931 subject to the proposed conditions. Staff felt the proposal would be compatible with the surrounding land uses, which included a dairy, truck storage, scattered housing and vacant parcels.

Jim Davidson of J. F. Davidson and Associates, representing the applicant, accepted the conditions as presented. Commissioner Purviance questioned Condition 24, which made the permit null and void on December 9, 2002. He thought a longer period of time was needed because of the cost of all the improvements being required. Commissioner Bresson agreed, and requested that the condition be amended to read December 9, 2012.

There was no further testimony, and the hearing was closed at 2:11 p.m.

FINDINGS AND CONCLUSIONS: The applicant is proposing to construct a manufacturing plant for concrete pavers; the project site is zoned R-R; surrounding zoning is R-R, R-2, and R-5, with M-SC zoning approved by the Planning Commission for property to the south; the project site is primarily vacant with some buildings in the easterly portion; surrounding land uses include a dairy, truck storage, scattered housing and vacant parcels; the proposed project is located on a State eligible scenic highway, and the applicant is proposing to mitigate this concern through the use of landscape buffering; no other environmental concerns impact the site; and the proposed project is compatible with the mineral extraction allowed in the Temescal Valley along I-15 by the Comprehensive General Plan. The proposed project is compatible with area development; consistent with the Comprehensive General Plan; and will not have a significant effect on the environment.

MOTION: Upon motion by Commissioner Bresson, seconded by Commissioner Purviance and unanimously carried, the Commission adopted the negative declaration for EA 31667 and approved Conditional Use Permit 2931 subject to the proposed conditions, amended as follows, based on the above findings and conclusions and the recommendations of staff.

24. This approval shall become null and void on December 9, 2012.

: - - - - -

Zoning Area: Alberhill
Supervisory District: First
E. A. Number 31667
Regional Team No. IV

CONDITIONAL USE PERMIT 2931
Planning Commission: 12-09-87
Agenda Item No.: 4-1

RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT

1. Applicant: Ackerstein Zri, Ltd.
2. Engineer/Representative: J. F. Davidson
3. Type of Request: Manufacturing plant for concrete pavers.
4. Location: North of Temescal Canyon Road, east of Horse Thief Canyon Road
5. Existing Zoning: R-R
6. Surrounding Zoning: R-R, R-2, R-5
7. Site Characteristics: Vacant rolling land with some existing buildings on the eastern portion of the property.
8. Area Characteristics: Scattered housing, agriculture, and business uses.
9. Comprehensive General Plan Designation: Land Use: Category III
10. Land Division Data: Total Acreage: 5.84 Acres
11. Agency Recommendations: See letter dated:
Road: 10-08-87
Health: 10-13-87
Flood: 10-09-87
Fire: 10-22-87
Bldg. & Safety: 10-07-87
12. Letters: Opposing/Supporting: None at this writing
13. Sphere of Influence: City of Lake Elsinore

ANALYSIS:

Project Description

Conditional Use Permit No. 2931 is an application to construct a plant for the manufacture of concrete pavers. The subject property is located north of the terminus of Horsethief Canyon Road at Temescal Canyon Road. The project site is primarily vacant, with some structures which will be removed, on the eastern portion of the site. Surrounding land uses include vacant hills to the north, a dairy to the east, a truck storage operation to the southwest, a ranch further to the southwest, and scattered housing further to the south. The project site is zoned R-R as is all surrounding zoning. However, Change of Zone 4931, a request to change the zoning from R-R to M-SC, was approved by the Planning Commission on September 9, 1987, directly across Temescal Canyon Road on 12 acres. This change of zone has not been to the Board of Supervisors at this writing.

112 9/10

The proposed project consists of a 2400 square foot office building adjacent to Temescal Canyon Road, a 15,000 square foot manufacturing plant, and approximately 2 1/3 acres of outside material and product storage. The manufacturing plant will produce concrete pavers. These pavers are similar in size to stepping stones and are designed to interlock and be used for driveways, parking lots, courtyards, and so forth.

General Plan Consistency and Area Compatibility

The proposed project lies within the Lake Mathews Land Use Planning Area. Land use policies for this area call for mineral exploitation in the Temescal Valley along I-15. The policies do not specifically mention manufacturing uses, however, Planning Staff is of the opinion that manufacturing of concrete pavers is compatible with mining and so the proposed use is consistent with the Comprehensive General Plan.

The project site is located along an eligible state scenic highway. The applicant has proposed an eight foot wide landscape buffer along Temescal Canyon Road as mitigation. In addition, a minimum of 10% of the project site will be landscaped. Planning Staff is of the opinion that the proposed landscaping will provide an adequate buffer along the eligible scenic highway.

Environmental Analysis

Environmental Assessment No. 31667 was prepared for this project and indicated that impacts on an eligible scenic highway and archaeological resources were concerns. The impacts on the eligible scenic highway will be mitigated through the use of landscape buffering. An archaeological report was prepared for this project. The report found no resources and no mitigation was suggested.

FINDINGS:

1. The applicant is proposing to construct a manufacturing plant for concrete pavers.
2. The project site is zoned R-R.
3. Surrounding zoning is R-R, R-2, and R-5 with M-SC approved by the Planning Commission to the south.
4. The project site is primarily vacant with some buildings in the eastern portion of the property.
5. The surrounding land uses include a dairy, truck storage, scattered housing, and vacant land.

6. The proposed project is located on a state eligible scenic highway. The applicant is proposing to mitigate this concern through the use of landscape buffering.
7. No other environmental concerns impact the site.
8. The proposed project is compatible with the mineral extraction allowed in the Temescal Valley along I-15 by the Comprehensive General Plan.

CONCLUSIONS:

1. The proposed project is compatible with area development.
2. The proposed project is consistent with the Comprehensive General Plan.
3. The proposed project will not have a significant effect on the environment.

RECOMMENDATIONS:

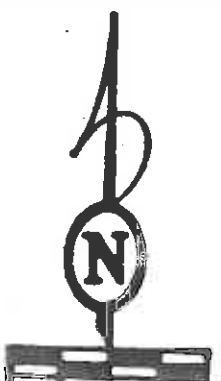
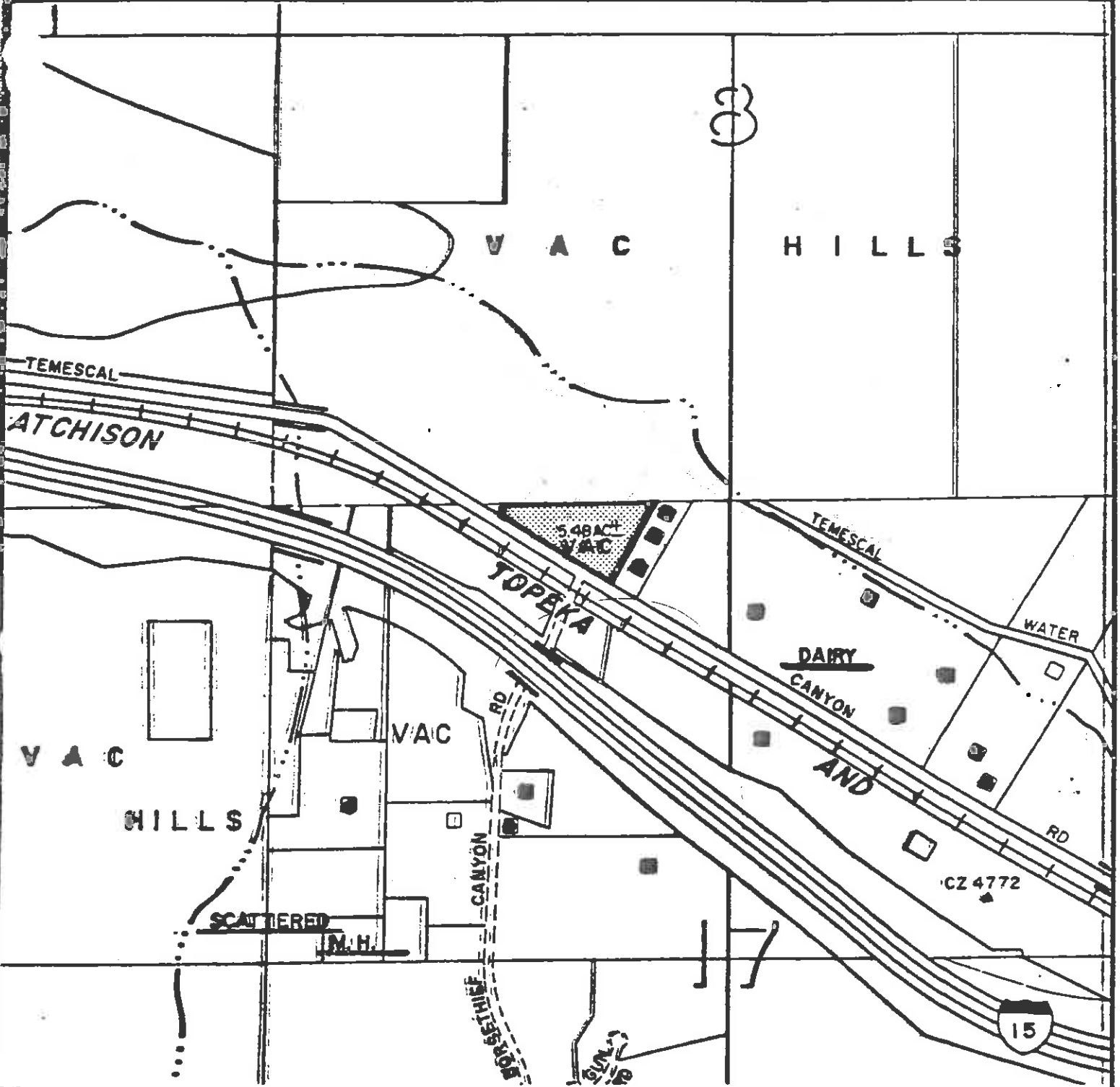
ADOPTION of a Negative Declaration for Environmental Assessment No. 31667, based on the finding that the proposed project will not have a significant effect on the environment; and,

APPROVAL of Conditional Use Permit No. 2931, subject to conditions, based on the findings and conclusions incorporated in this staff report.

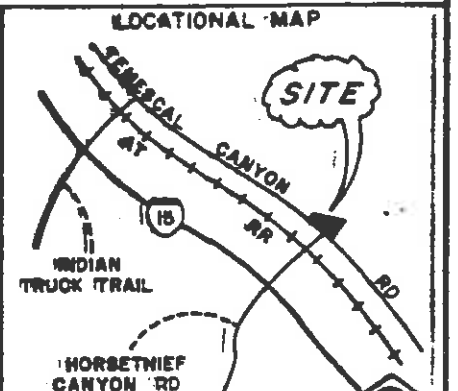
KJJ:aea
11/24/87

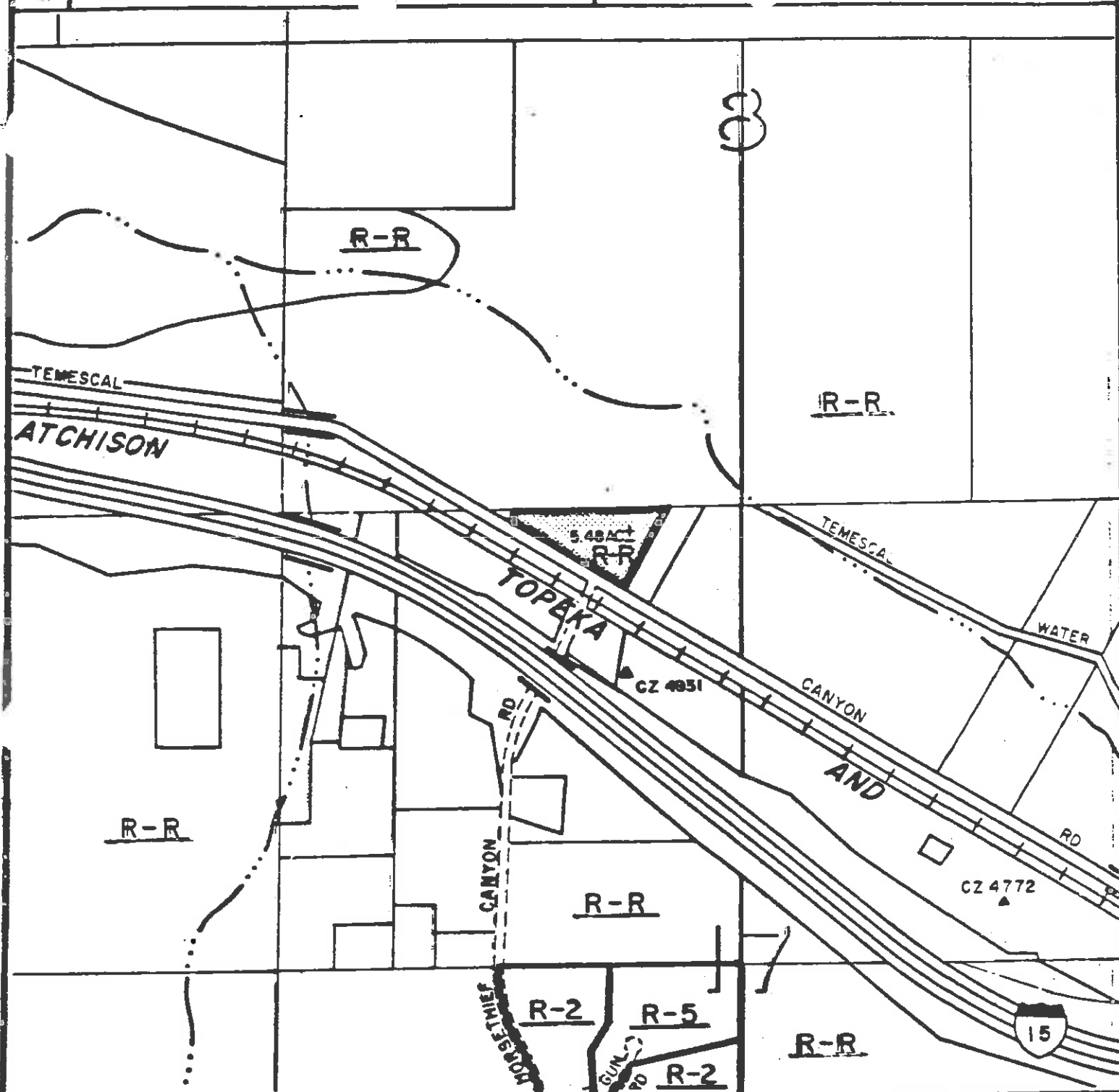
1 LAND USE

CU 2931

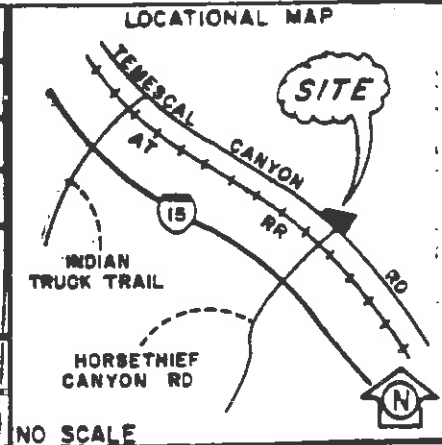


App.	ACKERSMEIN ZRI, LTD.		
Use	MANUFACTURE OF CONCRETE PAVERS.		
Area	ALBERHILL.	1st. Sup. Dist.	
	Sec. 17 T.5 S., R.5 W Assessor's Bk. 391 Pg. 10		
Circulation Element		FREEWAY	VAR
		TEMESCAL CANYON RD	SEC 08'
Rd. Bk. Pg.	13	Date	11/16/87 Drawn By Vn





App. ACKERSTEIN ZRI, LTD.
 Use MANUFACTURE OF CONCRETE PAVERS.
 Area ALBERHILL. 1st. Sup. Dist.
 Sec. 17 T. 5 S., R. 5 W Assessor's Bk. 391 Pg. 10
 Circulation **15** FREEWAY VAR
 Element TEMESCAL CANYON RD SEC 88'
 Rd. Bk. Pg. 18 Date 11/16/87 Drawn By Vn
RIVERSIDE COUNTY PLANNING DEPARTMENT



RIVERSIDE COUNTY PLANNING DEPARTMENT
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 2931

Project Description: Manufacturing
plant for cement pavers.
Assessor's Parcel No. 391-100-022
Area: Alberhill

1. The permittee shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards or legislative body concerning Conditional Use Permit No. 2931. The County of Riverside will promptly notify the permittee of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.
2. This approval shall be used within two (2) years of approval date; otherwise it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the two (2) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval.
- X 3. The development of the premises shall conform substantially with that as shown on plot plan marked Exhibit A.
4. In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.
5. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
6. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated October 8, 1987, a copy of which is attached.
7. Water and sewerage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department transmittal dated October a copy of which is attached.
8. Flood protection shall be provided in accordance with the Riverside County Flood Control District transmittal dated October 9, 1987, a copy of which is attached.

COMMERCIAL ?

REQD

CONDITIONAL USE PERMIT NO. 2931
Conditions of Approval
Page 2

9. Fire protection shall be provided in accordance with the appropriate section of Ordinance 546 and the County Fire Warden's transmittal dated October 22, 1987 a copy of which is attached.
10. All landscaped areas shall be planted in accordance with approved landscape, irrigation and shading plans prior to the issuance of occupancy permits. An automatic sprinkler system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches.
11. Prior to the issuance of grading or building permits, 8 copies of a Parking, Landscaping and Irrigation Plan shall be submitted to the Planning Department for approval. The location, number, genus, species and container size of the plants shall be shown.
12. Nineteen (19) parking spaces shall be provided as shown on the Approved Amended Exhibit A-3. The parking area shall be surfaced with asphaltic concrete paving to a minimum depth of 3 inches on 4 inches of Class II base.
13. A minimum of one (1) handicapped parking spaces shall be provided. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

In addition to the above requirements, the surface of each parking place shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

14. Prior to the issuance of a building permit, the applicant shall obtain clearance and/or permits from the following agencies:

Road Department
Environmental Health
Fire Department

Planning Department
Riverside County Flood Control

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

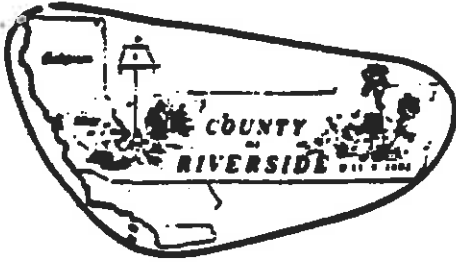
15. Prior to the issuance of building permits the following additional and/or revised plans shall be submitted for Planning Department approval:

Signing Program
Landscaping and Irrigation Plans

- 16. Building elevations and colors shall be in substantial conformance with that shown on Exhibit B.
17. Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
18. Landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
19. All existing specimen trees on the subject property shall be preserved wherever feasible. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.
20. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of occupancy permits.
- SLD 21. Prior to the issuance of building permits, performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and fences in accordance with the approved plan, and adequate maintenance of the planting for two years shall be filed with the Clerk of the Board of Supervisors.
22. All utilities, except electrical lines rated 33kV or greater, shall be installed underground.
- FEAR DESC 23. Prior to the issuance of any building or occupancy permits a certificate of parcel merger shall be recorded which merges the two parcels indicated by Certificates of Compliance 2411 and 2412.
24. This approval shall become null and void on December 9, 2012.
25. Prior to occupancy or any use allowed by this permit, all of the foregoing conditions of this conditional use permit shall be complied with.

CONDITIONAL USE PERMIT NO. 2931
Conditions of Approval
Page 4

KJJ:aea
11-24-87



OFFICE OF ROAD COMMISSIONER & COUNTY SURVEYOR

LaRoy D. Smoot
ROAD COMMISSIONER & COUNTY SURVEYOR

October 8, 1987

COUNTY ADMINISTRATIVE CENTER
MAILING ADDRESS: P.O. BOX 1800
RIVERSIDE, CALIFORNIA 92502
TELEPHONE (714) 787-6854

Riverside County Planning Commission
4080 Lemon Street
Riverside, CA 92051

(Manufacturing Plant)
Re: CU 2931 -- Amend #3
Team 1

Ladies and Gentlemen:

With respect to the conditions of approval for the above referenced item, the Road Department has the following recommendations:

Prior to issuance of a building permit or any use allowed by this permit, the applicant shall complete the following conditions at no cost to any government agency:

1. Sufficient right of way along Temescal Canyon Road shall be conveyed for public use to provide for a 44 foot half width right of way.

2. This project is not within a traffic signal mitigation district.

Prior to occupancy or any use allowed by this permit, the applicant shall construct the following at no cost to any government agency:

3. Temescal Canyon Road shall be improved with concrete curb and gutter located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Road Commissioner within a 44 foot half width dedicated right of way in accordance with County Standard No. 102.

4. Improvement plans shall be based upon a centerline profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Road Commissioner. Completion of road improvements does not imply acceptance for maintenance by County.

5. Drainage control shall be as per Ordinance 460, Section 11.1.

6. All work done within County right of way shall have an encroachment permit.
7. All driveways shall conform to the applicable Riverside County Standards and shall be shown on the street improvement plans.
8. Asphaltic emulsion (fog seal) shall be applied not less than fourteen days following placement of the asphalt surfacing and shall be applied at a rate of 0.05 gallon per square yard. Asphalt emulsion shall conform to Sections 37, 39 and 94 of the State Standard Specifications.
9. All entrance driveways shall be channelized with concrete curb and gutter to prevent back on parking and interior drives from entering/exiting driveways for a minimum distance of 35 feet measured from face of curb.

Very truly yours,


Lee Johnson
Principal Eng. Technician

LJ:lh

County of Riverside

RIVERSIDE COUNTY PLANNING DEPT.

10-13-87

TO:

DATE:

ATTN: David James

San Martinez, Sr.
San Martinez, Sr. Sanitarian, Environmental Health Svcs Div

FROM:

Conditional Use Permit 2931, Amendment No. 3

RE:

The Environmental Health Services Division has reviewed Conditional Use Permit 2931, Amendment No. 3 dated October 5, 1987. Our comments will remain as stated in our memo dated September 25, 1987.

SM:tac

RECEIVED
OCT 19 1987

RIVERSIDE COUNTY
PLANNING DEPARTMENT

County of Riverside

DEPARTMENT OF HEALTH

TO: RIVERSIDE COUNTY PLANNING DEPARTMENT **DATE:** 9-25-87
ATTN: David James - Tm. 1

FROM: Jim Gillis, Sr. Sanitarian, Environmental Health Svcs Div
Gillis

RE: Conditional Use Permit 2931 - FAST TRACK

The Environmental Health Services Division has obtained evidence on the availability of potable water, an adequate soils test and clearance from the California Regional Water Quality Control Board, Santa Ana Region. Thus, the Environmental Health Services Division has no objections to this Conditional Use Permit being approved. Prior to building plan submittals, approval from the Riverside County Environmental Health Services Division must be obtained on the proposed special design system.

JG:tac
JG

RECEIVED

SEP 29 1987

RIVERSIDE COUNTY
PLANNING DEPARTMENT

J. F. Davidson

TELEPHONE (714) 987-2013
J.F. Davidson Associates
RECEIVED
RECEIVED
OCT 28 1987
OCT 19 87

RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
RIVERSIDE, CALIFORNIA 92502

Riverside County
Planning Department
County Administrative Center
Riverside, California

RIVERSIDE COUNTY JIM BOB JOHN RALP
PLANNING DEPARTMENT

Attention: Regional Team No. 4
Don Catron
Area: Temescal Canyon

Re: CUP 2931
Amended No. 3

We have reviewed this case and have the following comments:

— Except for nuisance nature local runoff which may traverse portions of the property the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

— The topography of the area consists of well defined ridges and natural water-courses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

— A note should be placed on an environmental constraint sheet stating, "All new buildings shall be floodproofed by elevating the finished floors a minimum of 18 inches above adjacent ground surface. Erosion protection shall be provided for mobile home supports."

— This project is in the _____ Area drainage plan fees shall be paid in accordance with the applicable rules and regulations.

— 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.

The District's report dated June 30, 1987 is still current for this project.

— The District does not object to the proposed minor change.

— The attached comments apply.

Very truly yours,

KENNETH L. EDWARDS
Chief Engineer

John H. Kashuba
JOHN H. KASHUBA
Senior Civil Engineer

DATE: Oct 9, 1987

cc: J. F. Davidson Associates, Inc.

RC

RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT

RIVERSIDE, CALIFORNIA 92502

June 30, 1987

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: Regional Team No.

Ladies and Gentlemen:

Re: Conditional Use Case 2931

This is a proposal to construct a manufacturing building in Temescal Canyon on the east side of Temescal Canyon Road at Horsethief Canyon Road.

It appears that this site is well above Temescal Wash to the east. Flows from the hills to the west appears to cross under the freeway at locations that will not affect this property except during unusually heavy storms.

Following are the District's recommendations:

1. The property's street and lot grading should be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points.
2. Offsite drainage facilities should be located within publicly dedicated drainage easements obtained from the affected property owner(s). The document(s) should be recorded and a copy submitted to the District prior to issuance of permits.
3. A copy of the improvement plans and grading plans should be submitted to the District for review prior to issuance of permits.

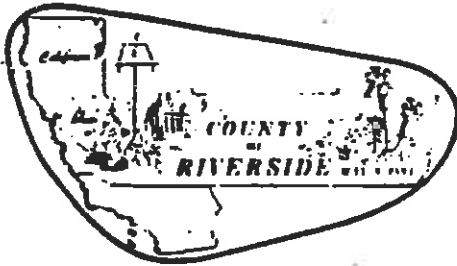
Very truly yours,

KENNETH L. EDWARDS
Chief Engineer


JOHN H. KASHUBA
Senior Civil Engineer

cc: J. F. Davidson Associates, Inc.

JHK:bab

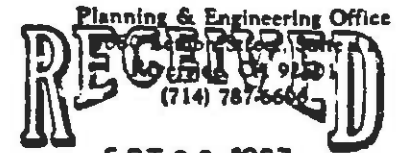


**RIVERSIDE COUNTY
FIRE DEPARTMENT**
IN COOPERATION WITH THE
CALIFORNIA DEPARTMENT OF FORESTRY



RAY HEBARD
FIRE CHIEF

10-22-87



TO: PLANNING DEPARTMENT

ATTN: TEAM I

RE: CU 2931 - AMENDED #3

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

With respect to the conditions of approval regarding the above referenced plot plan, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. The Fire Department is required to set a minimum fire flow for the remodel or construction of all commercial buildings using the procedure established in Ordinance 546.
2. The Fire Department requires a 20,000 gallon water tank to be connected to both the sprinkler and on-site hydrant system with a pump capable of providing the necessary residual operating pressure as required by the sprinkler system.
3. A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x2½"x2½"), will be located not less than 25 ft. or more than 165 ft. from any portion of the building as measured along approved vehicular travelways. The required fire flow shall be available from any adjacent hydrant in the system.
4. Applicant/developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and, the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."
5. Install a complete fire sprinkler system. The post indicator valve and Fire Department connection shall be located to the front, within 50 ft. of a hydrant, and a minimum of 25 ft. from the buildings. A statement that the buildings will be automatically fire sprinklered must be included on the title page of the building plans.
6. Install a supervised fire alarm system as required by the Uniform Building Code, Section 3803, for the sprinkler system.
7. Install portable fire extinguishers as per NFPA, Pamphlet #10.

8. All vehicular travelways must meet the minimum 24 foot width requirement.

9. Prior to the issuance of a building permit, the developer shall deposit with the Riverside County Fire Department, a cash sum of 25¢ per square foot as mitigation for fire protection impacts.

10. Applicant/developer shall be responsible to provide or show there exists conditions set forth by the Fire Department.

11. Final conditions will be addressed when building plans are reviewed in Building and Safety.

All questions regarding the meaning of the conditions shall be referred to the Fire Department Planning and Engineering staff.

Wes Alston/AMB
WES ALSTON, Deputy Fire Marshal

amb

RIVERSIDE COUNTY PLANNING DEPARTMENT

INITIAL STUDY: STANDARD EVALUATION

ADDITIONAL INFO REQUESTED - DATE _____

CASE NO(s) C.O.P. 2931

INITIALS _____

EA NO(s) 31667

DETERMINATION:

Negative Declaration: _____

Positive Declaration: _____

Other: _____

(See Determination & Findings)

BACKGROUND

Applicant/Representative: Ackerstein Zol. Ltd. c/o MARSHALL A. CHICK.

Address: 10780 Santa Monica Blvd. Ste 250

Project Description: ESTABLISH A MANUFACTURE PLANT FOR CONCRETE TUBS

Project Location: ALBER HILL AREA ADJACENT OF THOMPSON CANYON RD. EAST OF CROSS THE CANYON of the _____ of Sec 17 75 8 SW

District/Area: ALBER HILL

Environmental Setting: VACANT PROPERTY WITH AN AREA OF DIVERSE LAND USES

EVALUATION

1. Is the site subject to any of the following hazards? Yes Y No N

- N Surface fault rupture
- N Ground subsidence
- N Fire
- N Liquefaction
- N Flood or drainage
- N Explosive soil
- N Significant Groundshaking Zone 5
- N Ground cracking
- Y Noise (over 60 dBA) per 25.
- N Landslide or mudslide
- N Erosion
- Other

2. Does the site encompass or is it adjacent to any biologically sensitive area? Yes _____ No X

3. Does the site encompass or is it adjacent to any archeologically sensitive areas or historical site? Yes Y No _____
May have impact - archeological report should be prepared

4. Will the site be modified to prepare it for development? Yes Y No _____
If so, will the modification create any hazards or impact any sensitive areas?
SLIGHT IMPACT OF A SITE PREP. NO IMPACT TO SENSITIVE AREAS.

5. What is the agricultural potential of the site?

6. Is the site within or adjacent to any Agricultural Preserve? Yes _____ No X

7. Is the project consistent with the General Plan Elements?

- Y Land Use M/C/P Approval.
- Y Open space U.D.
- Y Scenic Highways *w/ mitigation in the form of landscaping and set back*
- Y Circulation *Temporary Canyon Bldg*
- Y Seismic Safety
- Y Public Services & Facilities *see 25*
- Y Housing
- Y Safety
- Y Recreation
- Conservation
- Y Noise
- Other

8. Are the following facilities available at the site; if not, how far is the site from these services? Yes _____ No _____

- Y Public road
- N Sewer *septic proposed w/ HEALTH & S.W.O.C.B. CLEARANCE.*
- Y Water well/on site
- Other

9. Other issues or further explanations: (1) PROJECT PROPOSED MAY HAVE AN IMPACT ON AIR QUALITY DUE TO THE AMOUNT OF WATER USED IN THE MANUFACTURING OF CONCRETE PRODUCTS. (2) SEPTIC SYSTEM WILL REQUIRE NORTH AND S.W.O.C.B. CLEARANCE.

MITIGATION MEASURES

1. Archeological report prepared - found. no historic or prehistoric resources. no further mitigation needed
2. 16' buffer landscaping will mitigate impact on scenic view

AGENCIES CONSULTED SEE CASE EXT LOCATED IN CASE FILE 4000 ALBER HILL ST. RIV. CO. ADMIN.

FINDINGS

1. project is consistent with general plan
2. project impacts are mitigatable

DETERMINATION

Based on this Initial Study, the Planning Department has determined that:

- The project will not have a significant effect on the environment and an Environmental Impact Report is not required.
- The project may have a significant effect on the environment and an Environmental Impact Report is required.

Amberle P. Daniel Johnson
(Name)

November 24, 1987
(Date)

RIVERSIDE COUNTY PLANNING DEPARTMENT
COUNTY ADMINISTRATIVE CENTER, NINTH FLOOR
4080 LEMON STREET
RIVERSIDE, CALIFORNIA 92501-3657

Roger S. Streeter, Planning Director

A PUBLIC HEARING has been scheduled before the PLANNING COMMISSION to consider the application(s) described below. The Planning Department has tentatively found that the proposed project(s) will have no significant environmental effect and has tentatively completed negative declaration(s). The Planning Commission will consider whether or not to adopt the negative declaration along with the proposed project at this hearing.

Place of Hearing: Board Room, 14th Floor, 4080 Lemon Street, Riverside, CA

Date of Hearing: WEDNESDAY, DECEMBER 9, 1987

The time of hearing is indicated with each application listed below.

Any person may submit written comments to the Planning Department before the hearing or may appear and be heard in support of or opposition to the adoption of the negative declaration and/or approval of this project at the time of hearing. If you challenge any of the projects 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. The environmental finding along with the proposed project application may be viewed at the public information counter Monday through Friday from 8:00 a.m. until 4:00 p.m.

CONDITIONAL USE PERMIT 2931, EA 31667 is an application submitted by Ackerstein Zri, Ltd. for property located in the Alberhill Area and First Supervisorial District and made pursuant to Ordinance No. 348, Riverside County Land Use Ordinance which proposes to establish a Manufacturing Plant for Concrete Pavers on property generally described as north of Temescal Canyon Road, east of Horsethief Canyon Road

TIME OF HEARING: 1:45 p.m.

OUTDOOR SAFARIES INTERNATIONAL INC C/O THOMAS O'KEEFE INC 2323 N BROADWAY NO 400 SANTA ANA, CA	92706	391060010-2	1
MONYLYN 6PO BOX 704 BROOKLYN, NY	11201	391090001-7	2
JAGGARS JAGGARS 13181 TEJESCAL CANYON RD CORONA, CA	91719	391090010-3	3
ROBERT PARKER ENTERPRISES INC HANKINS P O BOX 427 MILDBOR, CA	92395	391090023-7	4
AGUINAGA AGUINAGA 10651 S VICTORIA AVE WHITTIER, CA	90604	391100001-7	11
HERNANDEZ 312 OAK PLACE UNIT E BREA, CA	92621	391100002-3	12
VARIN VARIN 255 CEDAR AVE LONG BEACH, CA	90806	391100010-5	5
MCCOY CONST CO 23241 VENTURA BLV WOODLAND HILLS, CA	91364	391100014-9	7
STATE OF CALIF DEPARTMENT OF TRANSPORTATION P O BOX 231 SAN BERNARDINO, CA	92403	391100016-1	6
MCCOY CONST CO 23241 VENTURA BLV WOODLAND HILLS, CA	91364	391100017-2	8
MCCOY CONST CO C/O TOWN & COUNTRY ESC 1307 W 6TH ST CORONA, CA	91720	391100023-7	9
AT & SF RR C/O TAX DEPT ONE SANTA FE PLAZA 5200 E SHEILA ST LOS ANGELES, CA	90040	391100024-3	10

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

DATE: May 12, 1987

- CHANGE OF ZONE NO. _____
 CONDITIONAL USE PERMIT NO. _____
 PARCEL MAP NO. _____
 PLOT PLAN NO. _____
- PUBLIC USE PERMIT NO. _____
 TRACT MAP NO. _____
 TEMPORARY USE PERMIT NO. _____
 VARIANCE NO. _____

RECEIVED
MAY 22 1987

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

A. APPLICANT INFORMATION

1. Applicant's Name: Ackerstein Zvi, LTD. c/o Marshall A. Glick
Mailing Address: 10780 Santa Monica Boulevard Suite 350 Los Angeles, CA
STREET CITY STATE ZIP
90025
Telephone No.: () (8 a.m. - 5 p.m.)
2. Owner's Name: Richard W. Guggenheim and Waivie D. Guggenheim
Mailing Address: Star Route, Box 57 Corona California 91720
STREET CITY STATE ZIP
Telephone No.: () (8 a.m. - 5 p.m.)
3. Representative: J. F. Davidson Associates, Inc.
Mailing Address: 3426 Tenth Street/Riverside, CA 92501
STREET CITY STATE ZIP
Telephone No.: (714) 686-0844 (8 a.m. - 5 p.m.)

NOTE: If more than one person is involved in the ownership of the property being developed a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.

B. PROJECT INFORMATION

1. Purpose of Request (describe project): (Ordinance 348 ref. no.)

Approval of a Conditional Use Permit

*(for manufacturing plant)
of concrete towers*

2. Related cases filed in conjunction with this request: N/A

C. PROPERTY INFORMATION

1. Assessor's Parcel No(s): 391-100-022
2. General location (street address, etc.)
North Temescal Canyon Road
East of Horse Thief Canyon Road
3. Section 17 Township T5S Range R5W
4. Approximate Gross Acreage: 5.48+ Acres
5. Legal description (give exact legal description as recorded in the Office of the County Recorder). May be attached.
6. Thomas Brothers Page No. and Coordinates: 38A, D-4

SIGNATURE OF APPLICANT ACKERSTEIN ZVI LTD., an Israeli
public corporation DATE 5-16-87
By Marshall A. Glick
MARSHALL A. GLICK, attorney-in-fact

Authority for this application is hereby given:

SIGNATURE OF PROPERTY OWNERS) X

(WRITTEN AUTHORITY MAY BE ATTACHED)

REQUIRED PROPERTY OWNERS NOTIFICATION INFORMATION

- | | | |
|-------------------|-------------------------------|---|
| APPLICATIONS FOR: | PARCEL MAPS | 1830 PLOT PLANS Requiring Environmental Assessments (Multifamily, Commercial, Industrial) |
| | TRACTS | VARIANCES |
| | ZONE CHANGES | TEMPORARY USE PERMITS |
| | CONDITIONAL USE PERMITS | |
| | PUBLIC USE PERMITS | |
| | WIND ENERGY CONVERSION SYSTEM | |

The following items will be required at the time of filing of the above noted case applications :

- TWO identical packages to be inserted in separate 9 1/2" X 12 1/2" manila envelopes. These envelopes shall indicate the case number and the word "labels," and shall contain the following :
 - One typed set of gummed labels indicating all the property owners' names and the mailing addresses that are within a 300-foot radius of the exterior of their proposed project (this list shall be ascertained from the last equalized assessment roll.)
 - A photocopy of the aforementioned labels.
 - One label for the applicant /engineer.
 - One label for the owner.
 - FOR LAND DIVISION CASES ONLY : An 8 1/2" X 11" reduction of the tentative map.
- Four typed sets of gummed labels of the applicant, owner, engineer, and representative with their mailing addresses. Do not include duplicate sets where applicant and owner, etc. are the same. These should be inserted in a letter-sized envelope and stapled to the *outside* of one of the large manila envelopes mentioned in item 1 above.
- Certification by the title company, engineer, or surveyor that the above list is complete and accurate. The Tax Assessor's Office will not prepare or certify the property owner list (see certification form below).
- On a copy of your exhibit or tentative map show all parcels within 300 feet. On the map, print the names of all property owners within 300 feet as they are listed on the gummed labels.

The above noted information may be obtained by contacting a title insurance company in the Riverside County area.

PROPERTY OWNERS CERTIFICATION

I, Linda Miller, certify that on May 15, 1987
(Print Name) (month, day, year)
 the attached property owners list was prepared by J. F. Davidson Associates, Inc.
(Print company or individual's name)

pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of owner of the subject property and all other property owners within 300 feet of the property involved in the application and is based upon the latest equalized assessment rolls.

I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect or erroneous information may be grounds for rejection or denial of the application.

NAME: Linda Miller
 TITLE/REGISTRATION: Planner
 ADDRESS: 3426 Tenth Street
Riverside, CA
 PHONE: (714) 686-0844 (8 a.m. - 5 p.m.)
 SIGNATURE: Linda Miller
 DATE: 5-15-87 CASE: _____

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

DATE: May 13, 1987

- | | |
|--|--|
| <input type="checkbox"/> CHANGE OF ZONE NO. _____
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT NO. _____
<input type="checkbox"/> PARCEL MAP NO. _____
<input type="checkbox"/> PLOT PLAN NO. _____ | <input type="checkbox"/> PUBLIC USE PERMIT NO. _____
<input type="checkbox"/> TRACT MAP NO. _____
<input type="checkbox"/> TEMPORARY USE PERMIT NO. _____
<input type="checkbox"/> VARIANCE NO. _____ |
|--|--|

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

A. APPLICANT INFORMATION

1. Applicant's Name: ACKERSTEIN ZRI, LTD. / c/o Marshall A. Click
 Mailing Address: 10780 Santa Monica Blvd., Ste. 350, Los Angeles, CA 90025
STREET CITY STATE ZIP
 Telephone No.: () (8 a.m. - 5 p.m.)
2. Owner's Name: Richard W. Guggenheim and Waivie D. Guggenheim
 Mailing Address: Star Route, Box 57 Corona California 91720
STREET CITY STATE ZIP
 Telephone No.: () (8 a.m. - 5 p.m.)
3. Representative: J. F. DAVIDSON ASSOCIATES, INC.
 Mailing Address: P.O. Box 493, Riverside, CA 92502
STREET CITY STATE ZIP
 Telephone No.: (714) 686-0844 (8 a.m. - 5 p.m.)

NOTE : If more than one person is involved in the ownership of the property being developed a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.

B. PROJECT INFORMATION

1. Purpose of Request (describe project): (Ordinance 348 ref. no.)
Approval of a Conditional Use Permit

2. Related cases filed in conjunction with this request:
N/A

C. PROPERTY INFORMATION

1. Assessor's Parcel No(s): 391-100-022
2. General location (street address, etc.)
North Temescal Canyon Road east of Horse Thief Canyon Road,
3. Section 17 Township T5S Range R5W
4. Approximate Gross Acreage: 5.48 + Acres
5. Legal description (give exact legal description as recorded in the Office of the County Recorder). May be attached.
6. Thomas Brothers Page No. and Coordinates: 38A, D-A

SIGNATURE OF APPLICANT _____ DATE _____

Authority for this application is hereby given:

SIGNATURE OF PROPERTY OWNER(S) X Richard W. Guggenheim
(WHITTEN AUTHORITY MAY BE ATTACHED)
X Waivie D. Guggenheim

RIVERSIDE COUNTY PLANNING DEPARTMENT CASE INFORMATION SHEET

To insure that all applications are processed smoothly, and that as little time as possible elapses between the submittal of the application and approval by the appropriate governing bodies, the applicant must provide the following information, plans and fees, together with the completed application and environmental assessment forms.

Failure to have all the required information is justification for rejection of the application. If you have any questions concerning your applications, please feel free to contact the Planning Department.

CHANGE OF ZONE

Environmental Assessment Fee

- SUBMIT:**
- 1 completed and signed application
 - 1 completed and signed Environmental Assessment form (including photos and topography map with site noted)
 - 3 copies of complete and accurate plot plan (see Information Checklist under column Change of Zone.) (Assessor's map will suffice for the map.)
 - 1 copy of Assessor's Map showing parcel (if not used for plot plan)
 - 2 copies of property owners notification list, certification, and map (see attached)
 - 2 copies of property's legal description as recorded in the Office of the County Recorder

CONDITIONAL USE PERMIT

Environmental Assessment Fee

- SUBMIT:**
- 1 completed and signed application
 - 1 completed and signed Environmental Assessment form (including photos and topography map with site noted)
 - 25 copies of complete and accurate plot plan (see Information Checklist under column Conditional Use)
 - 1 copy of Assessor's Map showing parcel
 - 2 copies of property owners notification list, certification, and map (see attached)
 - 1 SAN 53 (Sewer & Water Availability) letter from Riverside County Health Department for Mobile-home Park, RV Park, Public Campgrounds and Travel Trailer Parks
 - 2 copies of property's legal description as recorded in the Office of the County Recorder

VARIANCE

Environmental Assessment Fee

- SUBMIT:**
- 1 completed and signed application
 - 1 completed and signed Environmental Assessment form (including photos and topography map with site noted)
 - 25 copies of complete and accurate plot plan (see Information Checklist under column Variance)
 - 1 copy of Assessor's Map showing parcel
 - 2 copies of property owners notification list, certification, and map (see attached)
 - 2 copies of property's legal description as recorded in the Office of the County Recorder

PUBLIC USE PERMIT

Environmental Assessment Fee

- SUBMIT:**
- 1 completed and signed application
 - 1 completed and signed Environmental Assessment form (including photos and topography map with site noted)
 - 25 copies of complete and accurate plot plan (see Information Checklist under column Public Use)
 - 1 copy of Assessor's Map showing parcel
 - 2 copies of property owners notification list, certification, and map (see attached)
 - 2 copies of property's legal description as recorded in the Office of the County Recorder

PARCEL MAP

Environmental Assessment Fee

- SUBMIT:**
- 1 completed and signed application
 - 1 completed and signed Environmental Assessment form (including photos and topography map with site noted)
 - 30 copies of the tentative map. (See Information Checklist under column Land Division.) The maps must be folded to a size no greater than 8½" X 14"
 - 1 8½" X 11" legible reduction of the tentative map
 - 1 8½" X 11" acetate reduction of the tentative map
 - 1 Geologic Report or waiver thereof if the land division lies within a special studies zone
 - 1 Program for soil erosion if the land division lies within a blow sand area
 - 1 Request for Waiver of final map, when required
 - 1 copy of Assessor's Map showing parcel
 - 2 copies of property owners notification list, certification, and map (see attached)

TRACT MAP

Environmental Assessment Fee

- SUBMIT:**
- 1 completed and signed application
 - 1 completed and signed Environmental Assessment form (including photos and topography map with site noted)
 - 30 copies of the tentative map. (See Information Checklist under column Land Division.) The maps must be folded to a size no greater than 8½" X 14"
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 - 1 copy of Assessor's Map showing parcel
 - 2 copies of property owners notification list, certification, and map (see attached)
 - 1 SAN 53 (Sewer & Water Availability) letter from Riverside County Health Department

TEMPORARY USE PERMIT

Environmental Assessment Fee

- SUBMIT:**
- 1 completed and signed application
 - 1 completed and signed Environmental Assessment form (including photos and topography map with site noted)
 - 5 copies of complete and accurate plot plan (see Information Checklist under column Plot Plan)
 - 1 copy of Assessor's Map showing parcel
 - 2 copies of property's legal description as recorded in the Office of the County Recorder

ENVIRONMENTAL INFORMATION FORM

Please complete Parts I and II of this form and provide all of the additional materials requested in Part III. Failure to do so may delay the review and process of your project. If you are unable to provide the information, or you need assistance, please feel free to contact the Planning Department at (714) 787-6418.

PART I: General Information

1. What is the Total Acreage involved? 5.48+ Acres
2. Is there a previous application filed for the same site? YES NO
- If "Yes," provide Case Number. Also provide the Environmental Assessment Number, if known, and Environmental Impact Report Number, if applicable.
- CASE NO. _____ (Parcel Map, Zone Change, etc.)
E.A. NO. _____ If Known, EIR NO. _____ (if applicable)
3. Additional comments you may wish to supply regarding your project. (Attach an additional sheet if necessary.)

PART II: Environmental Questionnaire

1. Is the project within an Alquist-Priolo Special Studies Zone? YES NO
- To determine if your project is located in a Special Studies Zone, contact the Public Information Section, or refer to the Special Study Zones Maps available at the Public Information Counter of the Planning Department. If the project is within a zone, refer to Ordinance 547.1, or discuss the situation with the County Geologist.
- If a fault hazard report is necessary, complete the investigation prior to submitting your application and provide 6 copies of the report with this form. If a waiver of the requirements is granted, submit a copy of the waiver with this form.
2. Is the project located within a hazard management zone or liquefaction area as shown on maps of the "Seismic Safety Element Technical Report"? YES NO
- To determine if your project is subject to the geologic hazards noted above you should consult the "Seismic Safety & Safety Element Technical Report" which is available at the Public Information Counter of the Planning Department.
- If the answer to question #2 is "Yes," contact the appropriate Geographic Planning Team Section to discuss appropriate measure to minimize the hazard. Incorporate any mitigation measures into the project design prior to submitting the application or indicate in the space provided below the results of your discussions with the Planning Team.
3. If your project is in the desert area, is it within a blowsand hazard area? YES NO
- The Planning Offices in Indio and Riverside will provide you with information concerning blowsand hazards. You may also wish to contact the U.S. Soil Conservation Service.
- If your project is subject to blowsand hazards, submit a blowsand control plan with the application. (Also refer to Section 14.1 of Ordinance 460, if your project is a parcel map or subdivision).
4. Is water service available at the project site? YES NO
- If "No," how far must the water line(s) be extended to provide service?
Number of feet or miles _____

Further explanation:

Provided by Private Well

5. Is sewer service available at the site? YES NO
- If "No," how far must the water line(s) be extended to provide service?
Number of feet or miles _____
6. Additional Comments:
Provided by Septic Tank

PART III: Additional Materials

The following items must be submitted with this form:

- At least three (3) panoramic photographs (color prints) of the project site, or an aerial photo of the site. If color photographs are utilized, include a map identifying:
 - The position from which each photograph was taken
 - The area of coverage of each photograph
- A clear photocopy (Xerox or similar copy) of the appropriate portion of the U.S. Geological Survey quadrangle map, delineating the boundaries of the project site. Also note the title of the map.

I certify that I have investigated the questions in Parts I and II and the answers are true and correct to the best of my knowledge.

Linda Hella
NAME & TITLE OF PERSON COMPLETING FORM

Planner
SIGNATURE

RIVERSIDE COUNTY PLANNING DEPARTMENT
COUNTY ADMINISTRATIVE CENTER, NINTH FLOOR
4080 LEMON STREET
RIVERSIDE, CALIFORNIA 92501-3657

Roger S. Streeter, Planning Director

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TIME OF HEARING: 1:45 p.m.

OUTDOOR SAFARIES INTERNATIONAL INC
C/O THOMAS O'KEEFE INC
2323 N BROADWAY NO 400
SANTA ANA, CA

92706

391060010-2

MONYLYN
GPO BOX 784
BROOKLYN, NY

MARIANA

11201

2

391090001-7

JAGGARS
JAGGARS
13181 TEMESCAL CANYON RD
CORONA, CA

GEORGE
VIRGINIA

C

91719

3

391090010-3

ROBERT PARKER ENTERPRISES INC
HANKINS
P O BOX 427
WILDOMAR, CA

LARRY

E

92395

4

391090023-7

AGUINAGA
AGUINAGA
10651 S VICTORIA AVE
WHITTIER, CA

JESES
JUANITA

90604

11

391100001-7

HERNANDEZ
312 OAK PLACE UNIT E
BREA, CA

IRENE

92621

12

391100002-8

VARIN
VARIN
255 CEDAR AVE
LONG BEACH, CA

BERNARD
FERNANDE

90806

5

391100010-5

MCCOY CONST CO
23241 VENTURA BLV
WOODLAND HILLS, CA

91364

7

391100014-9

STATE OF CALIF
DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO, CA

92403

6

391100016-1

MCCOY CONST CO
23241 VENTURA BLV
WOODLAND HILLS, CA

91364

8

391100017-2

MCCOY CONST CO
C/O TOWN & COUNTRY ESC
1307 W 6TH ST
CORONA, CA

91720

9

391100023-7

AT & SF RR
C/O TAX DEPT ONE SANTA FE PLAZA
5200 E SHEILA ST
LOS ANGELES, CA


90040

10

391100024-8

Agenda Item No.: 4.4
Area Map: Western Coachella Valley
Zoning District: Pass & Desert
Supervisorial District: Fourth
Project Planner: Jay Olivas
Planning Commission: August 3, 2016

CONDITIONAL USE PERMIT NO. 2786,
REVISED PERMIT NO. 2
Exempt from CEQA
Owner/Applicant: Daniel Heermann
Representative: The Altum Group


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2 proposes a Conditional Use Permit to extend the life of an existing "Permanent Occupancy" recreational vehicle (RV) park (Section 19.98b, Ordinance 348) by 15 years to July 1, 2031. The existing RV Park has 288 RV spaces of 1,500 square feet each and includes other existing structures and common facilities that shall continue to remain including three (3) existing maintenance buildings totaling approximately 6,400 square feet, swimming pool, and a pond. Additionally, the project site includes a 0.40-acre area containing an office/library, laundry room, shuffle board and horseshoe court area, a 0.25-acre miniature golf course, a 0.40-acre RV Storage area, and approximately 57 guest parking spaces. All common facilities within the existing RV Park total approximately 11,000 square feet. No new construction or physical changes are proposed within the existing RV Park.

The project site is located South of Dillon Road and Aurora Road, west of Langlois Road, and east of Corkill Road at 70201 Aurora Rd.

BACKGROUND:

The subject site was originally approved under CUP No. 2786 in 1985 and CUP No. 2786R1 in 1999. The RV Park was built and operated under these entitlements, and the application for the current extension was submitted prior to the expiration of the prior entitlement, which has now expired. The current project's revised CUP would allow the property to remain a developed property as a "Permanent Occupancy RV Park" with a 15-year life extension.

Variance No. 1668 was also previously approved with this project under CUP No. 2786R1 in 1999. Variance No. 1668 runs with the land with no expiration date. The current Variance No. 1668 continues to remain valid and continues to authorize modifications to Article XIXd of Ordinance No. 348 as follows:

- A. a reduction of open space area from 25 percent to 22 percent;
- B. a reduction of RV space size from 1,750 square feet to 1,500 square feet; and,
- C. an increase in light fixture height from ten (10) feet to twenty (20) feet.

Also, the existing RV Park was previously inconsistent with W-2 zone setbacks along front property line along Aurora Road, but has since been resolved with Setback Adjustment No. 6055 approved on July 1, 2016 to reduce front yard setbacks from 20 feet to 5 feet.

SBA 6055 found special circumstances such as location and surroundings of existing RV park within an area that contains similar developments that justify the setback adjustment, and, that SBA 6055 will not be detrimental to the public health, safety and welfare, and will not adversely affect neighboring properties.

ISSUE OF POTENTIAL CONCERN:

There are no issues of potential concern.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Permanent Recreational Vehicle (RV) Park |
| 2. Surrounding Land Use (Ex. #1): | Recreational Vehicle Parks, Vacant Land, Single Family Residential |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2), Mobile Home Subdivisions (R-T), and Two-Family Dwellings (R-2-8,000) |
| 5. General Plan Land Use (Ex. #5): | Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) and Very High Density Residential (14-20 D.U./Ac.) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR) |
| 7. Project Data: | Total Acreage: 16 Acres
Total Number of RV Spaces: 288
Total Existing Common Facilities Sq. Ft.: Approximately 11,000 square feet
Total Existing Guest Parking Spaces: 57
No new construction |
| 8. Environmental Concerns: | Exempt from CEQA |

RECOMMENDATIONS:

FIND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 based on the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2, subject to the attached conditions of approval, with permit life extension to July 1, 2031 for an existing permanent occupancy RV park, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2

PC Staff Report: August 3, 2016

Page 3 of 6

1. The project site is designated Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) and Community Development (CD: VHDR) Very High Density Residential (14-20 D.U./Ac.) on the Western Coachella Valley Area Plan within the Hot Springs Policy Area.
2. The HDR and VHDR land use designations allow for the development of RV parks at a community level and the existing Permanent Occupancy RV Park serves the need for varying housing types as stated within the General Plan.
3. The zoning for the subject site is Controlled Development Areas (W-2), which allows Permanent Occupancy RV Parks with an approved conditional use permit in accordance with RV Park standards outlined in Section 19.98b of Zoning Ordinance No. 348.
4. The existing RV park complies with the W-2 development standards as described in Section 15.2 of Zoning Ordinance No. 348 since no existing buildings exceed 50 feet in height, lot size is 16 acres, is not less than 20,000 square feet, and automobile storage spaces are provided within the RV Park.
5. The project consists of an existing RV park and associated amenities and recreational area, and is surrounded by existing recreational vehicle parks, vacant land, and single family residential units which are common land uses within the area.
6. The existing RV Park is consistent with criteria set for in Section 19.97 Development Standards for all Recreational Vehicle Parks per Zoning Ordinance No. 348 in that:
 - i) Park site standards are met such as for density and size of the recreational vehicle park. Density of 20 dwelling units is not exceeded since current density is 18 dwelling units to the acre. The park is approximately 16 acres which exceeds minimum of 5 acres
 - ii) Existing project signage does not exceed sign requirements of Article XIX.
 - iii) Outside access is maintained from a county maintained road along with emergency access currently existing from Aurora Road.
 - iv) The site maintains existing trash removal services.
 - v) The site maintains existing drainage facilities.
 - vi) Office street parking is maintained including 57 guest parking spaces are provided.
 - vii) Maximum building heights do not exceed zoning limits of 50 feet maximum.
 - viii) A caretaker manager is present on the site along with maintenance and storage yard.
 - ix) Sanitary facilities such as existing septic for RV's is provided.
 - x) Interior access roads are provided of not less than 20 feet in width.
 - xi) Each RV has access to a frontage road.
 - xii) The RV park is not designated within a fire hazard area.
 - xiii) Electrical Services are provided in accordance with Title 25.
7. The existing RV Park is consistent with criteria set forth in Section 19.98b Development Standards for Permanent Occupancy Recreational Vehicle Parks of Zoning Ordinance No. 348 in that:
 - i) Individual space improvements, such as 10x25 foot parking area of asphalt, a five gallon tree, and each space being skirted, are complied with based on site visit and aerial photo.
 - ii) Utility services such as electrical, telephone, water, television, and sewer services are provided based on information provided with the project materials and site plan.
 - iii) Walls and fences are provided including block wall along Aurora Road entrance and chain link fencing around perimeter with desert landscape screening.

CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2

PC Staff Report: August 3, 2016

Page 4 of 6

- iv) Recreational Vehicle storage area is provided at the southwest property corner on an approximate 0.40 acre portion since RV storage area is a requirement of all permanent occupancy parks.
 - v) Accessory structures are limited to Ramada's (an arbor or porch) and patio covers, storage structures are no larger than 100 square feet in area and a maximum of eight feet in height, with only one storage structure allowed at each recreational vehicle site, and all these requirements are a condition of the CUP (Condition of Approval 10.Planning.22–Accessory Structures).
 - vi) Recreational areas, such as community pool, sports courts, miniature golf and shuffle board, are provided in compliance with the requirements for recreational areas.
 - vii) Curbs and gutters criteria are installed such as along Aurora Road and portions of certain interior streets for required drainage control.
 - viii) All permanent RV's have toilet and kitchen facility connections on each RV space and therefore maintains human habitability criteria.
 - ix) The existing RV Park maintains a membership organization, and no title to any lot has been granted to any individual RV space as the RV Park in under single property ownership.
 - x) All RV's sited within the RV park are registered with the State of California.
 - xi) The existing permanent occupancy RV park is not located within a Fault Hazard Zone.
8. The project has adequate access to paved roads including Aurora Road (60 foot wide Right-of-Way), which is partially paved and improved. The project site has paved access through the internal drive aisles of the existing RV park.
9. Domestic water is provided by the Coachella Valley Water District and sanitation is provided by existing septic tanks. Domestic water and sanitation is provided in conformance with the water and sewer land use standards of the General Plan.
10. The project is approximately three miles from a fire station. The project provides appropriate fire protection improvements, such as existing fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
11. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Desert Edge Community Council where the project was presented on March 6, 2016 for informational purposes.
12. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan.
13. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels which the existing RV park would support.
14. Pursuant to CEQA Guidelines section 15301 (Existing Facilities), the Riverside County Planning Department has determined the project for a Permanent Occupancy RV park is categorically exempt from CEQA in that:
- i) Section 15301 indicates projects may be categorically exempt that entail the operation, maintenance, permitting, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use. The project meets the criteria in that the project consists of an existing permanent occupancy RV park with no new construction proposed. The

project as CUP 2786R2 proposes to remain as currently constructed with life of permit proposed to be extended 15 years to 2031.

- ii) Section 15301 indicates projects may be categorically exempt that entail the operation, repair, and maintenance of mechanical equipment, etc. for existing facilities. The project meets this criteria due to the fact that existing accessory structures such as existing maintenance buildings, swimming pool, pond, an area containing office/library, laundry room, shuffle board and horseshoe court area, miniature golf course, and RV Storage area, are existing and not proposed for any new construction. Only operations, repair of mechanical equipment, and maintenance are to occur as indicated above, which RV park operations would therefore be exempt from CEQA.
- iii) There are not applicable exceptions to the Section 15301 categorical exemption. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the RV park is pre-existing and environmental impacts were previously analyzed and determined to be less than significant with recommended flood control measures and reduction of wind erosion with on-site landscape features. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. In addition, the project will not result in damage to scenic resources such as trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway because the site is not located along a state scenic highway such as Scenic State Highway 62 which is approximately 8 miles to the west. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.
- iv) Additionally, the construction and operation of the existing RV Park as originally reviewed and approved under Conditional Use Permit No. 2786/ Environmental Assessment No. 19846 which determined that a Mitigated Negative Declaration was appropriate, as the CUP had less than significant impacts with mitigation agreement. The mitigation measures set forth have been incorporated into the project such as flood control and reduction of wind erosion from landscaping, which continue to apply to the extension of time under the current project.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) and Very High Density Land Use (CD: VHDR) (14-20 D.U./Ac) land use designations, and with all other elements of the Riverside County General Plan.
2. The proposed Permanent Occupancy Recreational Vehicle Park is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.

CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2

PC Staff Report: August 3, 2016

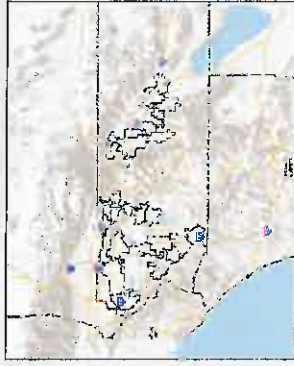
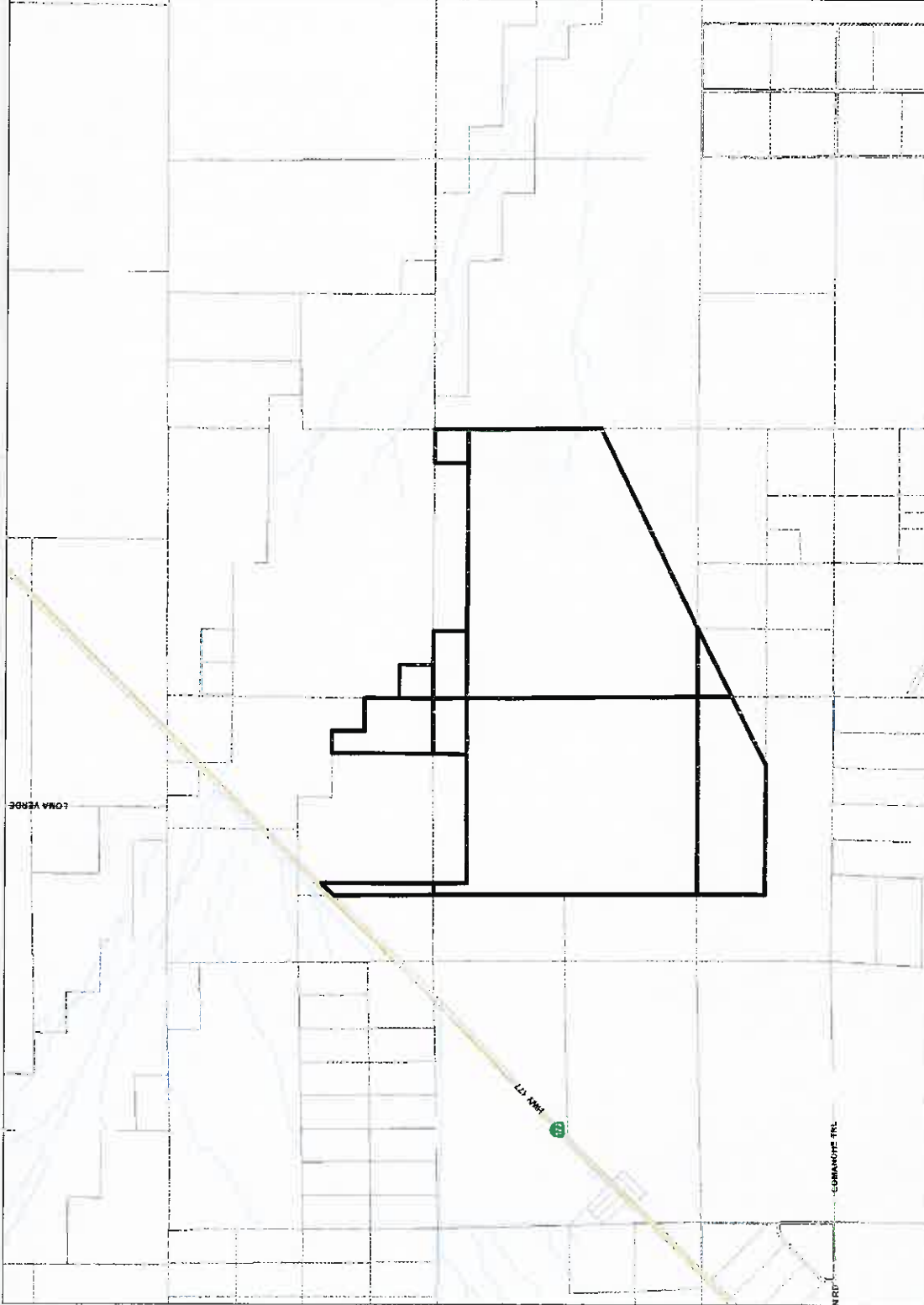
Page 6 of 6

5. The proposed project will not have a significant effect on the environment.
6. The proposed project is categorically exempt from CEQA in accordance with Section 15301 (Existing Facilities).

INFORMATIONAL ITEMS:

1. As of this writing (7/25/16), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. An Airport Influence Area;
 - c. A County Service Area;
 - d. A Redevelopment Area;
 - e. A High Fire Area;
 - f. A County Fault Zone; and,
 - g. A Dam Inundation Area.
3. The project site is located within:
 - a. An Area of Liquefaction Potential (Moderate);
 - b. An Area Susceptible to Subsidence;
 - c. The Hot Springs Policy Area;
 - d. Whitewater Watershed,
 - e. Riverside County Flood Control District; and,
 - f. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 654-200-050, 654-200-051, and 654-200-034.

PP23577R2

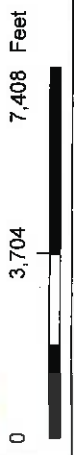


Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



REPORT PRINTED ON... 7/21/2016 9:04:51 AM

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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 DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 23577, REVISED PERMIT NO. 2 – Intent to Adopt Mitigated Negative Declaration – Applicant: Chuckwalla Valley Associates, LLC – Engineer/Representative: Ben Egan, P.E. – Fourth Supervisorial District – Chuckwalla Zoning Area – Desert Center Area Plan: Community Development: Public Facilities (CD:PF) (0.60 Floor Area Ratio) – Location: Easterly of State Highway 177 and northerly of Comanche Terrace, located at 25300 Rice Road, Desert Center – 1,110 Gross Acres – Zoning: Manufacturing–Heavy (M-H), Controlled Development Area with Mobile Homes (W-2-M-1) - **REQUEST:** The revised plot plan (PP23577R2) proposes a guest ranch consisting of new installation of forty (40) Park Model Recreational Vehicles (RV's) of approximately 380 sq. ft. each up to approximately 16 feet in height along with approximately 80 overall parking stalls on a 10 acre portion of a 1,110 acre site at an existing private special use airport and private automotive racetrack facility. The 10 acre area also includes a separate 1,440 sq. ft. modular caretaker unit, two (2) horseshoe pits, approximately five (5) picnic tables, and a 50 foot by 50 foot miniature replica race track for radio controlled toy cars. Additionally, the project will include an expanded water treatment system and on-site wastewater treatment system to serve the Park Model RV's. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 AUGUST 15, 2016
 PALM DESERT PERMIT CENTER
 77-588 EL DUNA CT., SUITE H
 PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Jay Olivas, at 760-863-7050 or email jolivas@rctlma.org or go to the County Planning Department's Director's Hearing 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 Director 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

RIVERSIDE COUNTY PLANNING DEPARTMENT

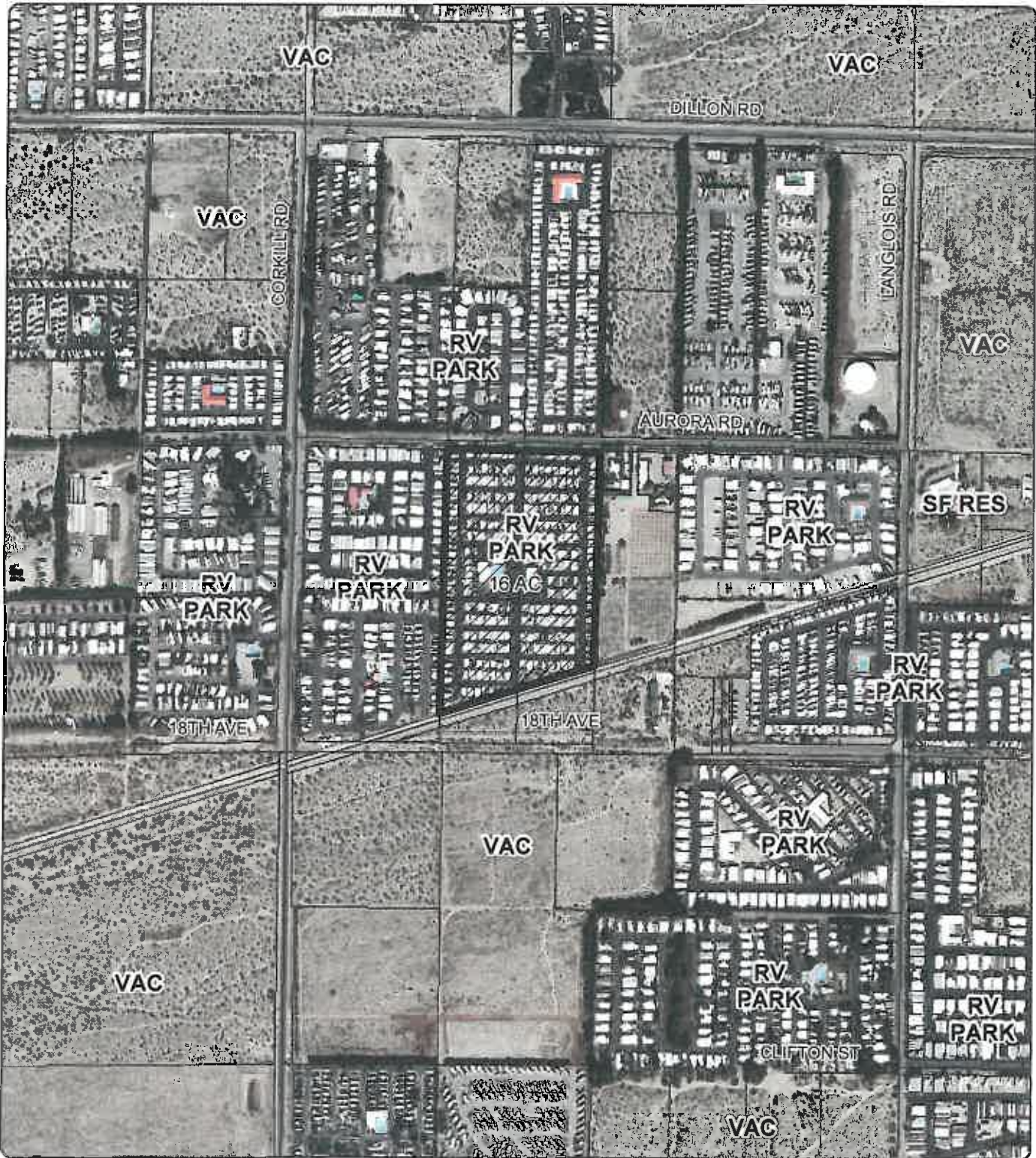
CUP02786R2

Supervisor: Benoit
District 4

Date Drawn: 12/02/2015

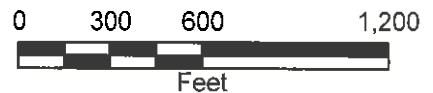
LAND USE

Exhibit 1



Zoning Dist: Pass & Desert

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)855-3200 (Western County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planning.rctha.org>

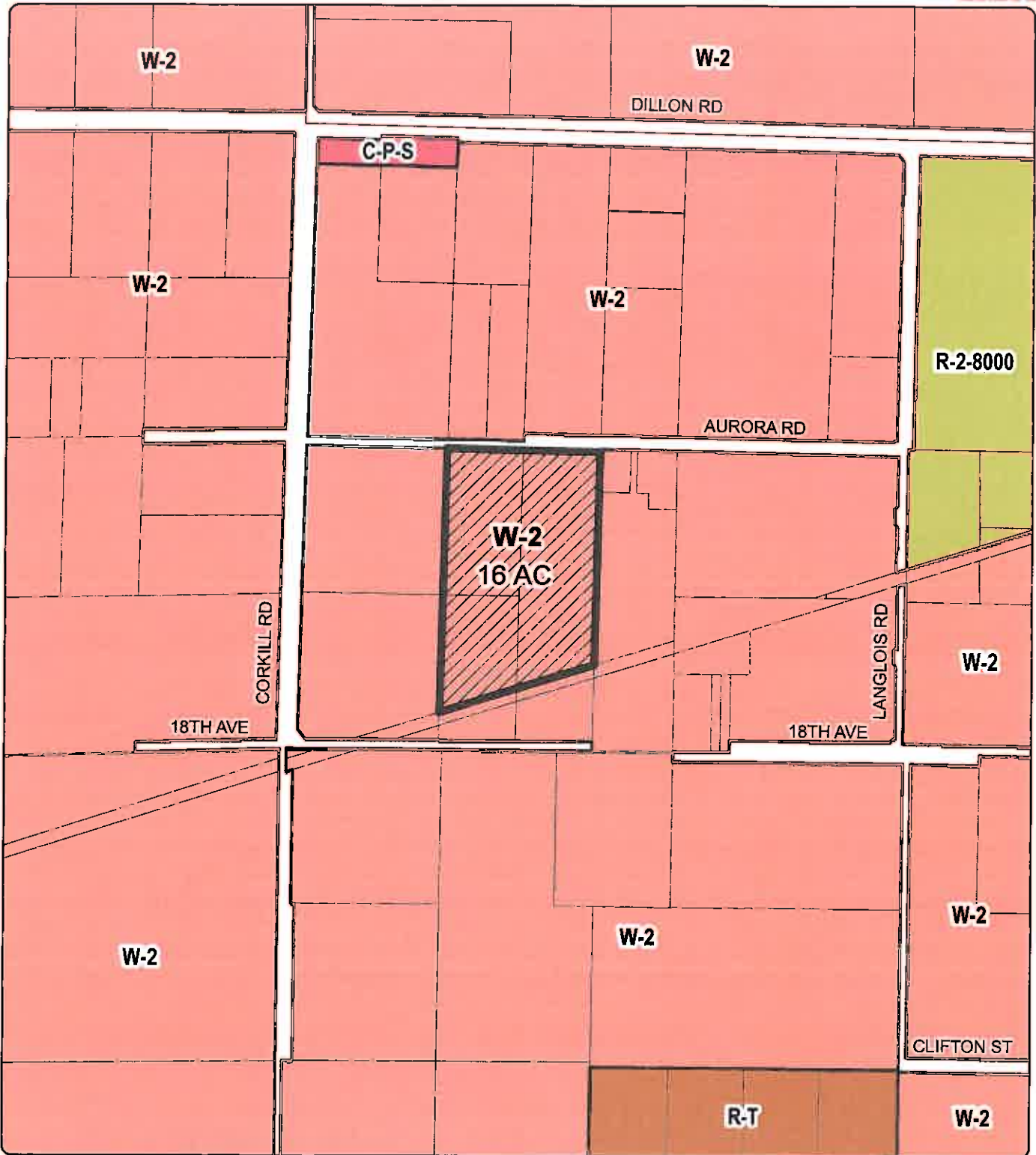
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02786R2

EXISTING ZONING

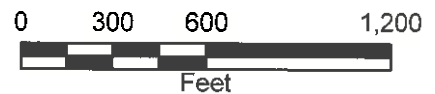
Supervisor: Benoit
District 4

Date Drawn: 12/02/2015
Exhibit 2



Zoning Dist: Pass & Desert

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.cdhus.org>

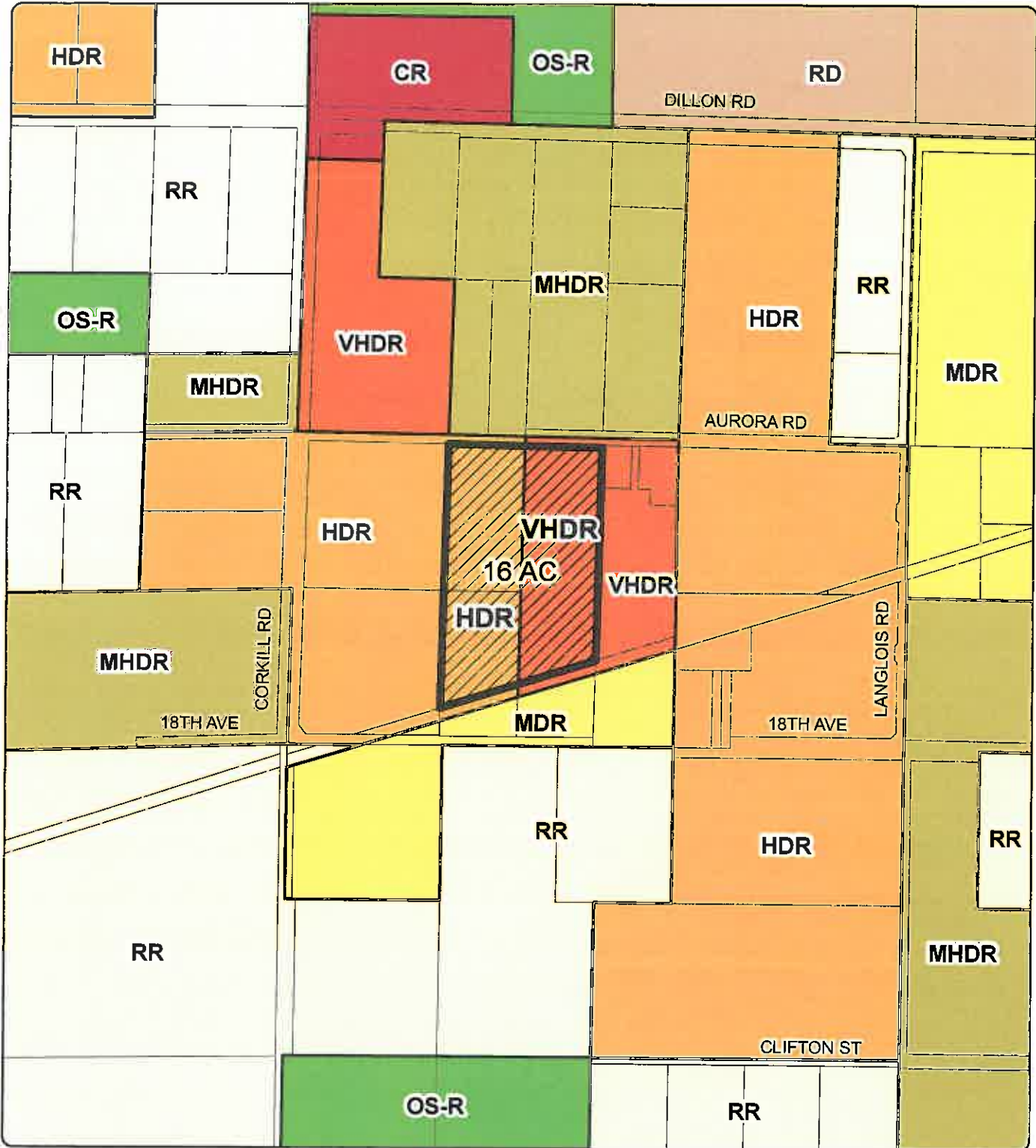
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02786R2

EXISTING GENERAL PLAN

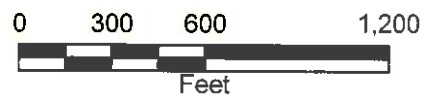
Supervisor: Benoit
District 4

Date Drawn: 12/02/2015
Exhibit 5

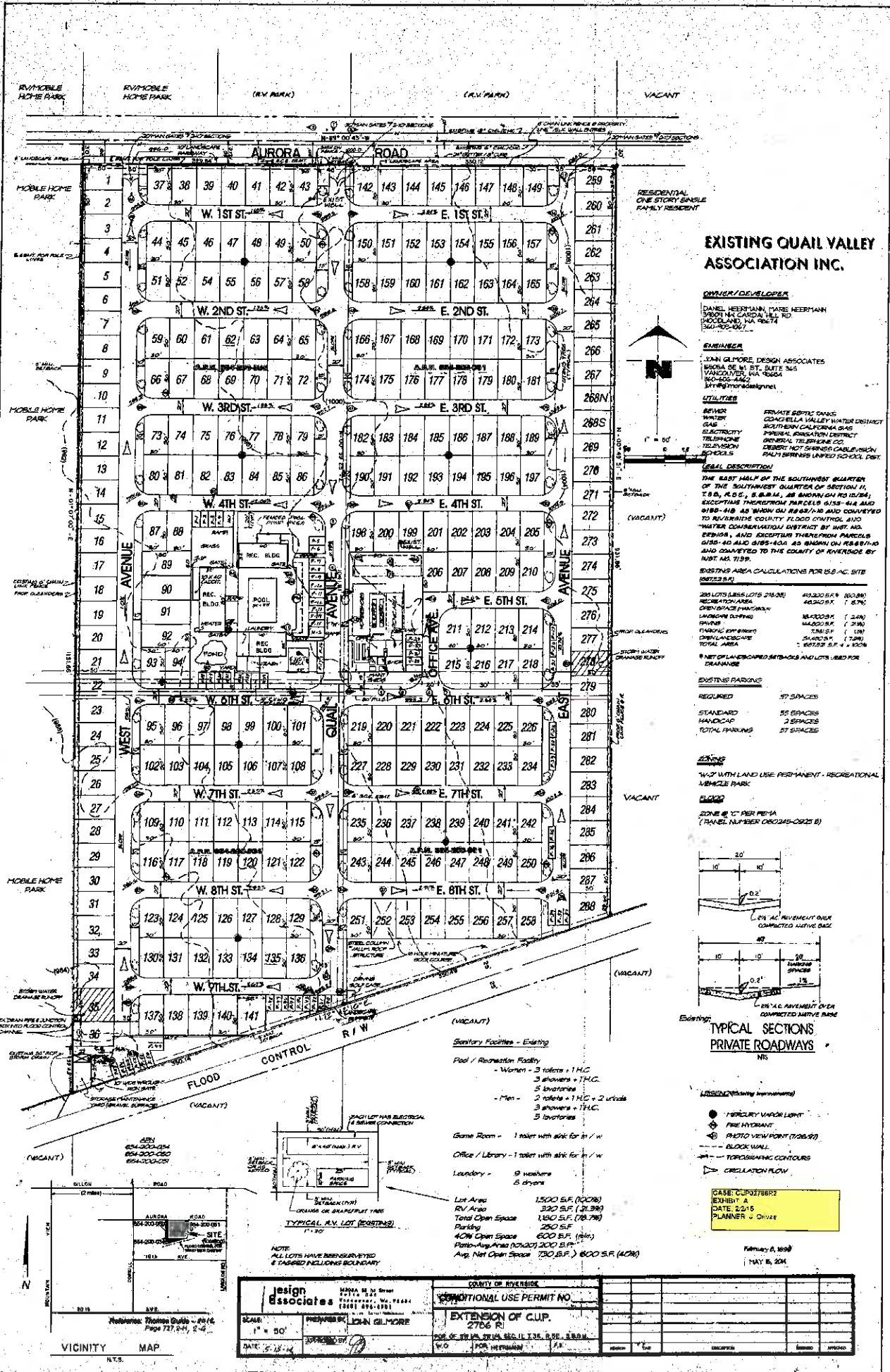


Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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EXISTING QUAIL VALLEY ASSOCIATION INC.

OWNER/DEVELOPER

DANIEL HEERHANN (DARE HEERHANN)
3500 N. CARDINAL HILL RD
DALLAS, TX 75244
354-92-0071

ENGINEER

JOHN GILMORE, DESIGN ASSOCIATES
10004 W. 11TH STREET, SUITE 205
VAN COVINGE, TX 75042
972-438-8800
jg@jgdesign.com

UTILITIES

SEWER PRIVATE SEWER DRAIN
WATER COACHELLA VALLEY WATER DISTRICT
GAS SOUTHERN CALIFORNIA GAS
ELECTRICITY FEDERAL RESERVE DISTRICT
TELEPHONE GENERAL TELEPHONE CO.
TELEVISION DIRECTV
SCHOOLS DREBET HOT SPARKS CABLEVISION
RAIL SERVICES UNITED SCHOOL DIST.

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T8S, R10E, S18E, AS SHOWN ON RD 101086, EXCEPTING THEREFROM PARCELS 6155-416 AND 6155-418 AS SHOWN ON REB-110 AND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY INSTR. NO. 88989, AND EXCEPTING THEREFROM PARCELS 6155-40 AND 6155-40A AS SHOWN ON REB-110 AND CONVEYED TO THE COUNTY OF RIVERSIDE BY INSTR. NO. 71319.

EXISTING AREA CALCULATIONS FOR 152 AC SITE (NET 151.5 AC)

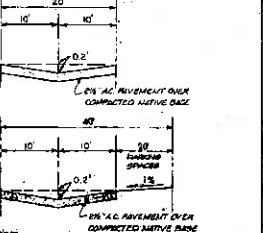
288 LOTS (288 LOTS 216-288)	453,000 S.F. (10.30)
RECREATION AREA	453,000 S.F. (10.30)
OPEN SPACE (PARKING)	14,000 S.F. (0.32)
LANDSCAPE (PARKING)	14,000 S.F. (0.32)
PAVING	14,000 S.F. (0.32)
PAVING (EXCEPTED)	14,000 S.F. (0.32)
OPEN SPACE (TOTAL)	14,000 S.F. (0.32)
TOTAL AREA	1,007,000 S.F. (23.0)

EXISTING PARKING

REQUIRED	37 SPACES
STANDARD	55 SPACES
HANDICAP	3 SPACES
TOTAL PARKING	57 SPACES

EXISTING
NOT WITH LAND USE PERMANENT - RECREATIONAL
MOBILE HOME PARK

ZONE
ZONE "C" PER MEPA
(TRAIL NUMBER 0002A-0002B)



TYPICAL SECTIONS PRIVATE ROADWAYS

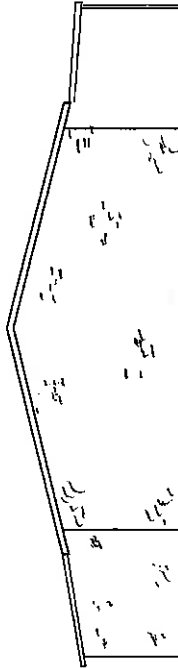
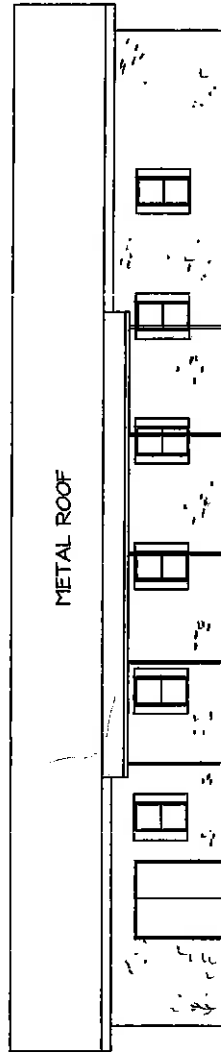
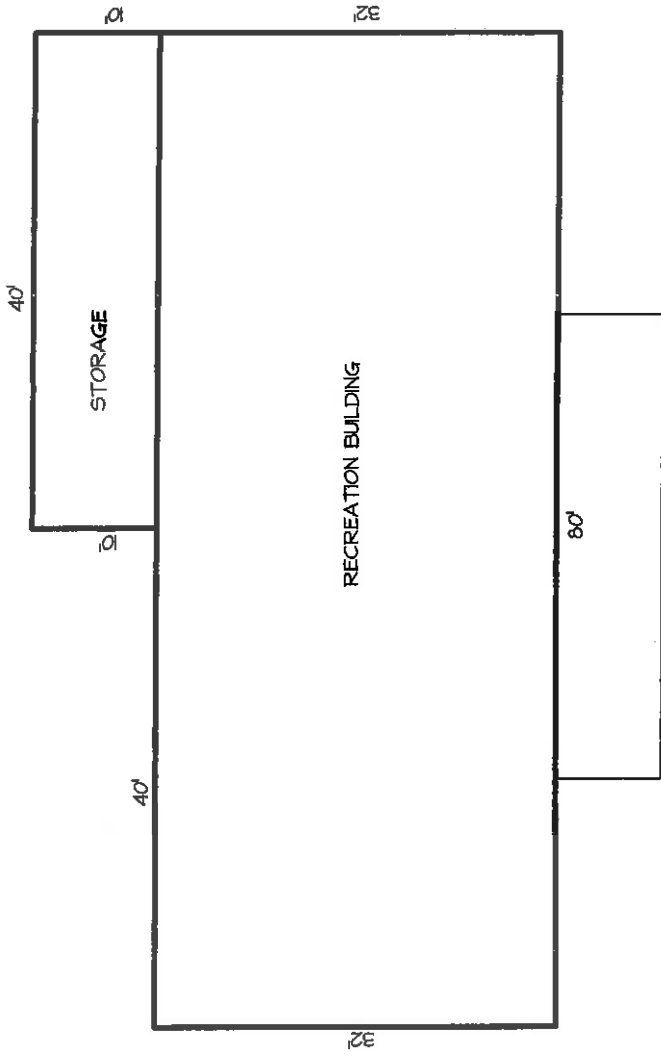
- LEGEND (Symbol Descriptions)**
- MERCURY VAPOR LIGHT
 - FIRE HYDRANT
 - PHOTO VIEW POINT (TRAIL)
 - BLOCK WALL
 - TOPOGRAPHIC CONTOURS
 - CIRCULATION FLOW

CASE: CUP027882
SUBMIT: 3
DATE: 2/21/15
PLANNER: J. CHUIZ

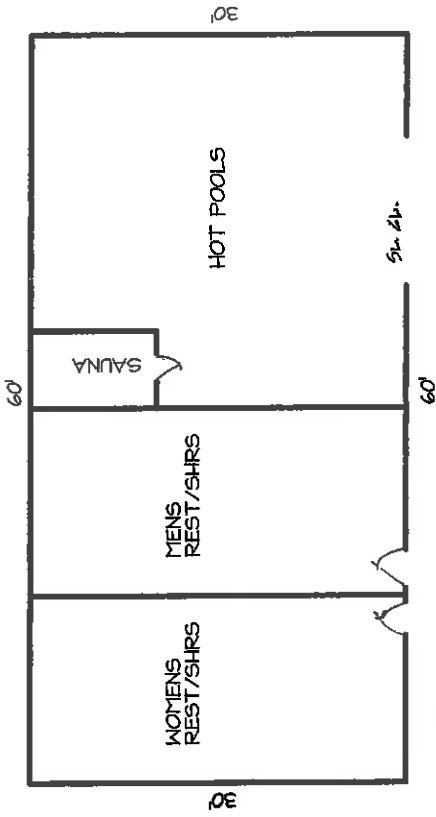
February 9, 2015
MAY 8, 2014

- Sanitary Facilities - Existing**
- Pool / Recreation Facility
 - Women - 3 toilets + 1 H.C.
 - 3 showers + 1 H.C.
 - 5 lockers
 - Men - 3 toilets + 1 H.C. + 2 urinals
 - 3 showers + 1 H.C.
 - 5 lockers
 - Game Room - 1 toilet with sink for h / w
 - Office / Library - 1 toilet with sink for h / w
 - Laundry - 9 washers
5 dryers
- Lot Area** 1500 S.F. (0.034)
RV Area 320 S.F. (0.007)
Total Open Space 1,180 S.F. (0.027)
Parking 280 S.F.
40% Open Space 600 S.F. (0.014)
Paved Area (Total) 2000 S.F.
Avg. Net Open Space 780 S.F. (0.017)

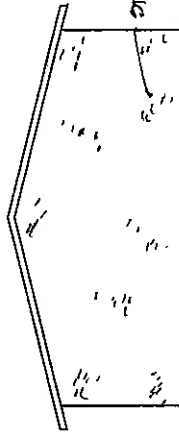
Design Associates 1100 N. 11TH STREET, SUITE 205, VAN COVINGE, TX 75042
 COUNTY OF RIVERSIDE
 CONDITIONAL USE PERMIT NO. _____
 EXTENSION OF C.U.P. 2706 R
 DATE: 5-25-14
 PREPARED BY: JOHN GILMORE
 APPROVED BY: _____
 VICINITY MAP
 N.T.S.



EXIST BUILDING
PLAN

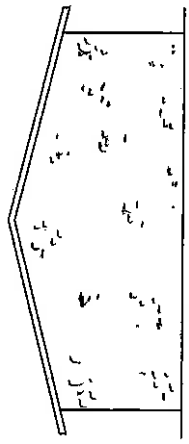
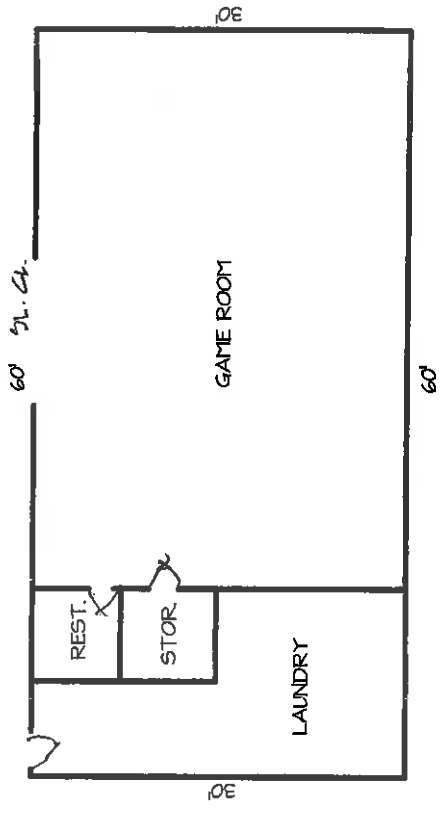
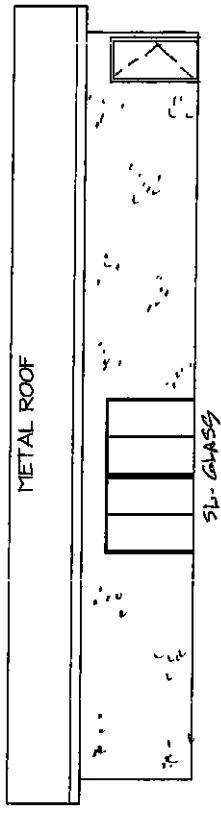


SCREEN WALL



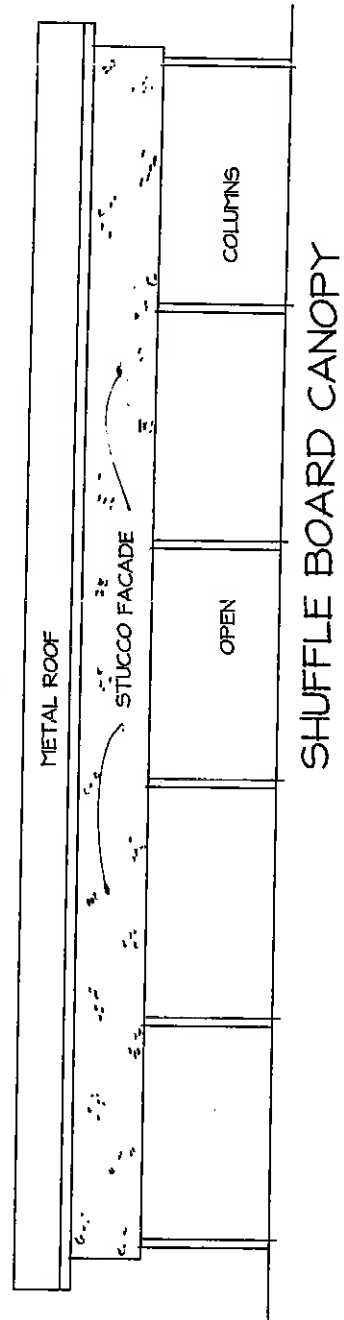
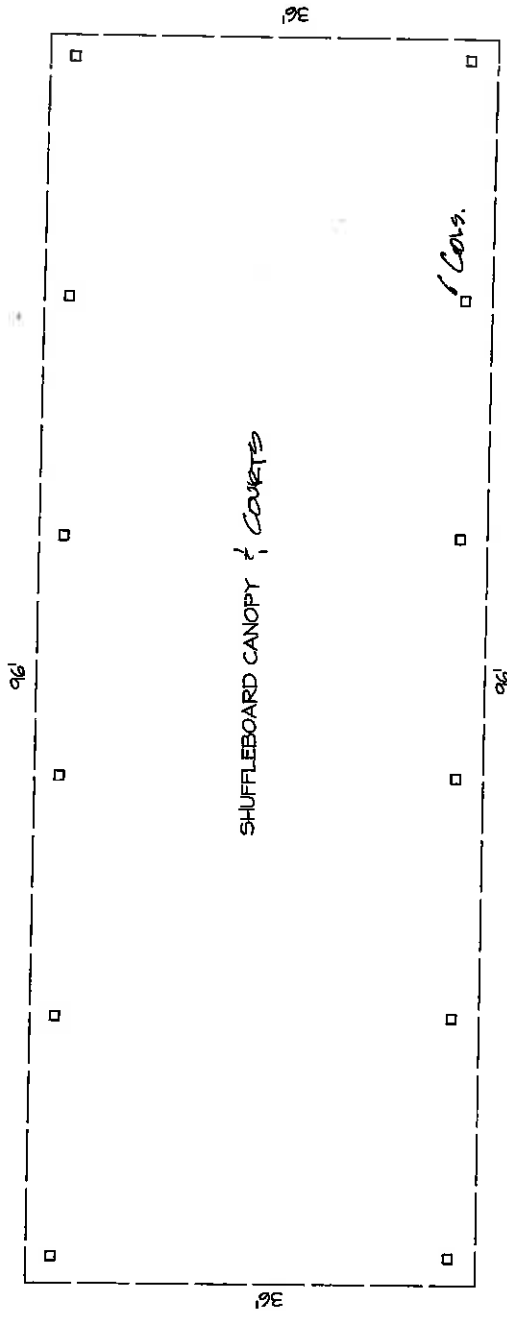
POOL BUILDING

EXIST BUILDINGS
 11-16'
 12-24



GAME ROOM/LAUNDRY

~~EXIST. BUILDING~~
-11-10



EXIST. BUILDING
11/2/10

A no do



REFER TO SHEETS 1-4 of 4 FOR FLOOR PLANS AND ELEVATIONS



69662-68880 Aurora Rd
Desert Hot Springs, CA 92241 – approximate address
STREET VIEW



VIEWING SOUTH ON WEST AVE



VIEWING SOUTH ON EAST AVE.



NORTH ON EAST AVE



NORTH ON WEST AVE



CLUBHOUSE



CLUBHOUSE/POOL

Shuffle board court



CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit extends life of existing "Permanent Occupancy" recreational vehicle (RV) park (Section 19.98b, Ordinance 348) with 288 spaces by 15 years to July 1, 2031. The existing RV park has, and, with approval of the project, will continue to have, 288 RV spaces of 1,500 square feet each. The project site includes other existing structures and facilities that shall continue to remain including three (3) existing maintenance buildings totaling approximately 6,400 square feet, swimming pool totaling approximately 1,925 square feet, and a 2,000-square-foot pond. Additionally, the project site includes a 0.40-acre area containing an office/library, laundry room, shuffle board and horseshoe court area with sheds, a 0.25-acre miniature golf course, a 0.40-acre RV Storage area, and approximately 57 guest parking spaces. The Project includes a setback adjustment (SBA 6055) modifying the street or front yard setback along Aurora Road from 20 feet to five (5) feet, which was approved by the Planning Director on July 1, 2016. No new construction is proposed within the existing RV Park.

Variance No. 1668 is related to this revised conditional use permit and authorizes modifications to Article XIXd of Ordinance No. 348 as follows:

- a) a reduction of open space area from 25 percent to 22 percent;
- b) a reduction of RV space size from 1,750 square feet to 1,500 square feet; and,
- c) an increase in light fixture height from ten (10) feet to twenty (20) feet.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

legislative body concerning the CONDITIONAL USE PERMIT;
and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 2786, Revised Permit No. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Site Plan), Exhibit B&C (Floor Plans/Elevations), Exhibit S (signs/photos) dated February 2, 2015.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 2786, Revised Permit No. 2 proposes to extend the life of existing "Permanent Occupancy" recreational vehicle (RV) park. No grading is proposed, therefore, the Grading Division does not object.

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BLDG DEPT INEFFECT

Approved per no new construction proposed.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ENV. HEALTH PERMITS RECOMMND

Maintain all required Environmental Health permits for the RV park, swimming pools, and spas.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 02786 Revision 2 (CUP02786R2) is a proposal to extend the life of original permit another 15 years. In May 1985, the original Conditional Use Permit 02786 proposed to convert an existing recreational vehicle park (formerly Conditional Use Case 2694) to a mobile home park which allows the long-term, "permanent occupancy" use of the RV spaces. The site is located in the Desert Hot Springs area on the south side of Aurora Road, approximately 1,000 feet east of Corkill Road.

The southern boundary of the site is located within the 100-year Zone A flood plain limits for Wide Canyon as delineated on Panel Number 06065C-0915G and 06065C-0920G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Paralleling the southern boundary and floodplain is the District's owned and maintained Wide Canyon Channel (project number 6-0-00135).

The approved plans for Conditional Use Case 2694 called for the design of Space 278 to allow the conveyance of offsite storm flows (Q100=55 cfs) to the internal street system. The storm flows exit the site through Space 35 where there is an existing 36-inch reinforced concrete pipe (RCP) storm drain that discharges these flows into Wide Canyon Channel. These two spaces will be inundated during peak 100-year storm flows and, therefore, is not suitable for the permanent use as a mobile home space. The exhibit and aerial photos indicate these two spaces do not have permanent structures or improvements. Since no new

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

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

construction is proposed, it is assumed these spaces will remain unimproved and unoccupied.

All the structures are existing and no new construction is proposed. The District does not object to the proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 5 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIMIT ON SIGNAGE (cont.) RECOMMND

be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 6 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 7 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 9 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 10 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 11 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - SITE MAINTENANCE (cont.) RECOMMND

observation and/or notification.

10.PLANNING. 12 USE - MAINTAIN FLOOD FACILITY RECOMMND

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 18 USE - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 20 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP02786 or CUP02786R1 shall become null and void upon final approval of CUP02786R2 by the County of Riverside.

10.PLANNING. 21 USE - MAINTAIN IMPROVEMENTS RECOMMND

The permit holder shall maintain all site improvements as depicted on the APPROVED EXHIBIT A, including but not necessarily limited to, parking spaces, landscaping, fences and flood control facilities, throughout the life of this permit as directed by the Planning Director and the Director of Building and Safety.

10.PLANNING. 22 USE - ACCESSORY STRUCTURES RECOMMND

1. Ramadas and patio covers are allowed.
2. Accessory storage structures are allowed at individual spaces with the following restrictions:
 - a) The structures are approved as part of the approval of the recreational vehicle park.
 - b) Storage structures are no larger than 100 square feet in area and a maximum of eight feet in height.
 - c) Only one storage structure is allowed at each recreational vehicle site.

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - ACCESSORY STRUCTURES (cont.) RECOMMND

3. No more than 60 percent of the area of each individual recreational vehicle site may be covered by the recreational vehicle and accessory structures.

4. Structures to assist the handicapped shall be allowed.

5. Awnings shall be permitted in accordance with the provisions of Title 25 of the California Administrative Code.

10.PLANNING. 23 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

TRANS DEPARTMENT

10.TRANS. 1 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Aurora Road since adequate right-of-way exists.

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Aurora Road due to existing improvements.

10.TRANS. 3 USE - STD INTRO 2(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the land divider 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 exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. 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.

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

10.TRANS. 4 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 5 USE - AURORA ROAD NOTAPPLY

Prior to receive and file by Board of Supervisors, the project proponent shall landscape the parkway of Aurora Road per Desert Edge Community Design Guidelines.

ON MARCH 8, 2016, DESERT EDGE COMMUNITY COUNCIL MEMBERS HAVE ADVISED NOT TO ADHERE TO DESERT EDGE DESIGN GUIDELINES WITHIN THE RIGHT-OF-WAY. THEREFORE, ABOVE MENTIONED RECOMMENDATION WILL BE CHANGED TO NOT APPLY.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 2786R2 shall terminate on July 1, 2031. This permit shall thereafter be null and void and of no effect whatsoever.

TRANS DEPARTMENT

20.TRANS. 1 USE - AURORA ROAD NOTAPPLY

Prior to receive and file by Board of Supervisors, the project proponent shall landscape the parkway of Aurora Road per Desert Edge Community Design Guidelines.

ON MARCH 8, 2016, DESERT EDGE COMMUNITY COUNCIL MEMBERS HAVE ADVISED NOT TO ADHERE TO DESERT EDGE DESIGN GUIDELINES WITHIN THE RIGHT-OF-WAY. THEREFORE, ABOVE MENTIONED RECOMMENDATION WILL BE CHANGED TO NOT APPLY.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 57 existing parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise

CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

approved by the Planning Department. The existing parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) existing accessible parking spaces for persons with disabilities shall be maintained as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 3 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Olivas, Jay

From: Lyman, Bob
Sent: Wednesday, March 09, 2016 7:14 AM
To: Olivas, Jay; Baez, Ken; Farshad, Majeed
Cc: Cooper, Patricia
Subject: CUP02786R2 Quail Valley RV Senior Resort

The Desert Edge Community Council approved the following:

No change in current street landscaping-project will not conform to Desert Edge guidelines Plan D internal streets
15 yr life of CUP

The was 3 in favor 1 abstention

Any questions, please let me know

Bob



Bob Lyman
Regional Office Manager
Desert Permit Center
77-588 El Duna Ct. Suite H
Palm Desert, CA 92211
760 863-8267
<https://www.surveymonkey.com/s/TLMA-HowWeDoing>



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Peter Nelson, Vice President - Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pack - Div. 2
Cástulo R. Estrada - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

September 8, 2015

File: 0163.1
0421.1
0721.1
1150.011
Geo. 030511-3
PZ 15-6595

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 2786, Revised Permit No. 2

This area is not within the boundaries of the stormwater unit of Coachella Valley Water District (CVWD). Please contact Riverside County Flood Control and Water Conservation District at 951-955-1200 for applicable stormwater conditions.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

September 8, 2015

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

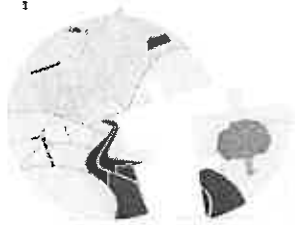
Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Daniel Heermann
39809 NW Cardai Hill Road
Woodland, WA 98674

RM: ms\Eng\Dev Srvs\2015\Sept\DRL PZ 15-6595.doc





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CC006551

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Extension of existing cup 2786R1

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 19.98

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 02786R2 DATE SUBMITTED: Feb. 17, 2014

APPLICATION INFORMATION

Applicant's Name: Daniel Heermann E-Mail: heermann@aol.com

Mailing Address: 39809 NW Cardai Hill Rd.

Woodland WA 98674

City State ZIP

Daytime Phone No: (360)903-1067 Fax No: ()

Engineer/Representative's Name: John Gilmore E-Mail: john@gilmoredesign.net

Mailing Address: 16505A SE 1st St. Suite 365

Vancouver Street WA 98684

City State ZIP

Daytime Phone No: (360)606-4462 Fax No: ()

Property Owner's Name: Marie Heermann c/o Dan Heermann E-Mail: heermann@aol.com

Mailing Address: same

City State ZIP

Daytime Phone No: ()same Fax No: ()

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

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

DANIEL HEERMAN *Daniel Heerman*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

DANIEL HEERMAN *Daniel Heerman*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
MARIE HEERMAN *Marie Heerman P.O.A.*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 540-200-034, 050, 051

Section: 11 Township: 3S Range: 5E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 15.8ac

General location (nearby or cross streets): North of 18th Ave _____, South of
Aurora Rd _____, East of _____, West of Corkhill Rd _____

Thomas Brothers map, edition year, page number, and coordinates: 727-G2,H2

Project Description: (describe the proposed project in detail)

Extension of CUP originally established in 1986 and extended in 1999 (See CUP2786R1. Continued RV park use.

Fifteen years

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). CUP2786R1 _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 18256 _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 15,8 AC sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project-034t and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Daniel Heermann

Address: 39809 NWC Cardai

Hill Rd., Woodland, WA

98674

Phone number: 360-903-1067

Address of site (street name and number if available, and ZIP Code):

70201 Aurora Ave, DHS, 92240

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 654-200,050,051

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)  Date 2-20-14

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

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:

CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2 – Exempt from CEQA – Owner/Applicant: Daniel Heermann – Eng/Rep: The Altum Group – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley: Community Development: High Density Residential (HDR) (8-14 D.U./Ac) – Location: South of Dillon Road and Aurora Road, and west of Langlois Road at Corkhill Road - Zoning: Controlled Development Areas (W-2) – 15.8 Acres - **REQUEST:** Conditional Use Permit to extend the life of an existing “Permanent Occupancy” recreational vehicle (RV) park (Section 19.98b, Ordinance 348) by 15 years to July 1, 2031. The existing RV park has, and, with approval of the project, will continue to have, 288 RV spaces of 1,500 sq. ft. each. The project site includes other existing structures and facilities that shall continue to remain including three (3) existing maintenance buildings totaling approximately 6,400 sq. ft., swimming pool totaling approximately 1,925 sq. ft., and a 2,000-square-foot pond. Additionally, the project site includes a 0.40-acre area containing an office/library, laundry room, shuffle board and horseshoe court area with sheds, a 0.25-acre miniature golf course, a 0.40-acre RV Storage area, and approximately 57 guest parking spaces. The Project includes a setback adjustment (SBA 6055) modifying the street or front yard setback along Aurora Road from 20 feet to five (5) feet, which was approved by the Planning Director on July 1, 2016. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: August 3, 2016
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 Jay Olivas, Project Planner at 760-863-7050 or e-mail jolivas@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 06, 2016,

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

APN (s) or case numbers CUP02786R2 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1200 foot

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.

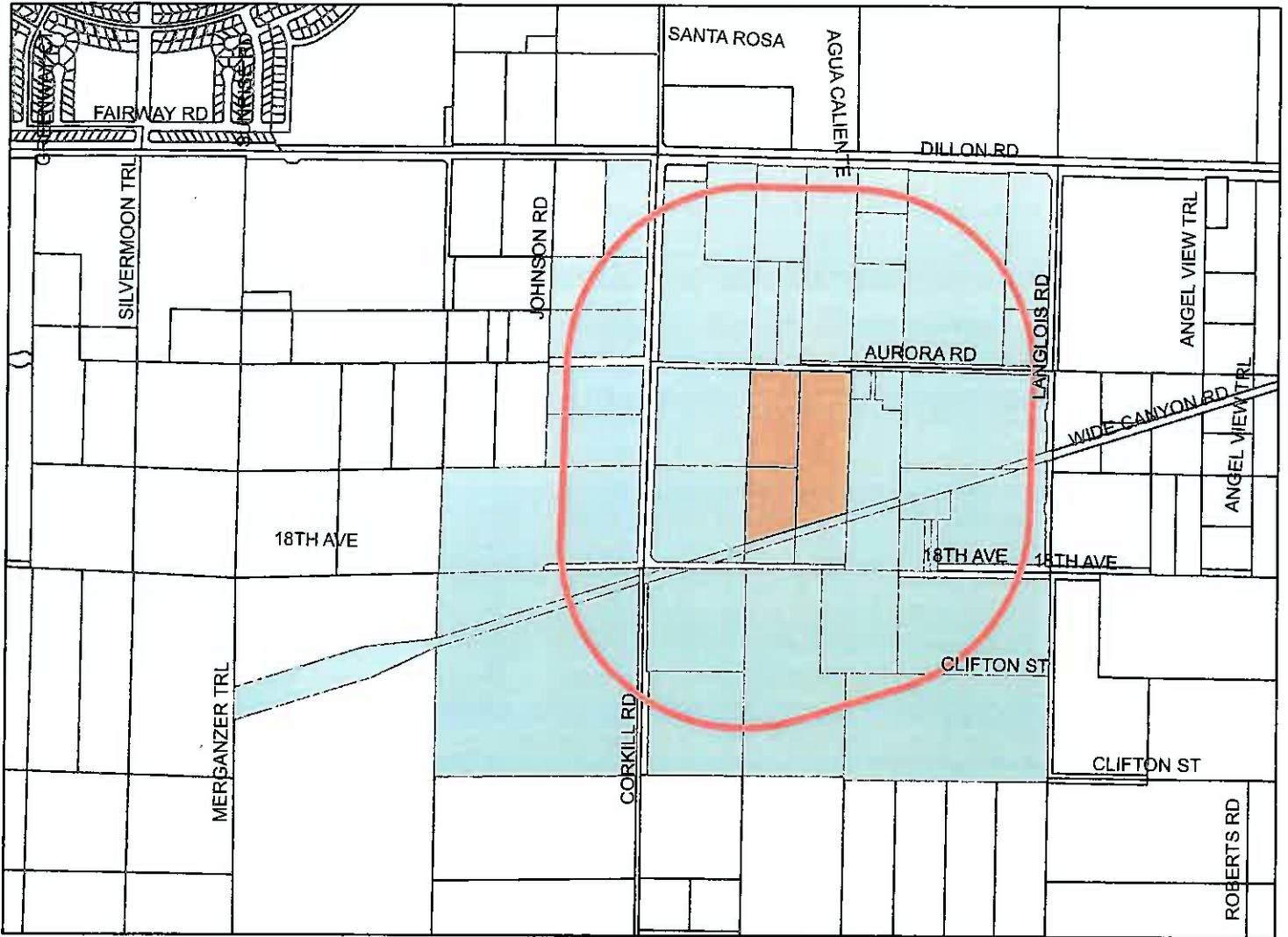
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

CUP02786R2 (1200 feet buffer)



Selected Parcels

659-040-014	654-190-033	654-190-036	654-200-021	654-200-059	654-170-043	654-170-058	654-190-038	654-170-066	659-020-031
659-040-005	659-040-013	659-040-015	654-210-002	654-190-006	654-190-007	654-190-022	654-200-061	654-200-062	654-200-063
654-200-057	654-200-058	654-200-034	654-200-050	654-200-051	659-040-011	659-040-016	654-170-057	654-210-003	654-190-011
654-190-029	654-190-030	654-190-003	654-190-031	659-020-030	654-210-004	654-210-015	654-210-027	654-200-019	654-200-022
654-200-025	654-200-039	654-200-041	654-200-060	659-020-035	659-040-012	654-210-023	654-200-056	654-200-055	659-040-017
654-200-064	654-170-040	654-190-035	654-170-039						



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: 654170039, APN: 654170039
YOUNGSIM OH
5043 MCCLURE LN
CASTLE ROCK CO 80108

ASMT: 654190031, APN: 654190031
TIMOTHY GRAHAM, ETAL
C/O CASSANDRA BARROWS
P O BOX 2836
BIG BEAR LAKE CA 92315

ASMT: 654170040, APN: 654170040
WADE MARSHA K LIVING TRUST
C/O MARSHA K WADE
1004 OCEAN AVE NO B
SEAL BEACH CA 90740

ASMT: 654190033, APN: 654190033
ALMAR ACRES ASSN INC
68950 ADELINA RD
CATHEDRAL CITY CA 92234

ASMT: 654170057, APN: 654170057
MIRACLE ACRES ASSOCIATION INC
17405 CORKILL RD
DSRT HOT SPG, CA. 92241

ASMT: 654190035, APN: 654190035
WHR PROP INC
C/O CHIEF FINANCIAL OFFICER
103 W TOMICHI AVE
GUNNISON CO 81230

ASMT: 654170058, APN: 654170058
DESERT PALMS COMMUNITY
C/O CHIP POLVOORDE
7100 W FLORIDA AVE
HEMET CA 92545

ASMT: 654190036, APN: 654190036
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 654170066, APN: 654170066
DURANT PROP INV
22485 LA PALMA STE 200-D
YORBA LINDA CA 92887

ASMT: 654200021, APN: 654200021
JUDY FOX, ETAL
C/O BRETT M ROSE
1615 SCHURMAN WAY
WOODLAND WA 98674

ASMT: 654190022, APN: 654190022
DAVID MILANI, ETAL
1930 S CAMINO REAL NO 8
PALM SPRINGS CA 92264

ASMT: 654200051, APN: 654200051
MARIE HEERMANN
39809 NW CARDAI HILL RD
WOODLAND WA 98674

ASMT: 654190030, APN: 654190030
RACHEL LOSEY, ETAL
67700 ONTINA RD
CATHEDRAL CITY CA 92234

ASMT: 654200055, APN: 654200055
HEDWIG RUDRICH, ETAL
431 SANDALWOOD DR
CALIMESA CA 92320

ASMT: 654200056, APN: 654200056
JO SMITH, ETAL
70235 AURORA RD
DSRT HOT SPG, CA. 92241

ASMT: 654210015, APN: 654210015
RAINBOW SPA INC
17777 LANGLOIS RD NO 99
DSRT HOT SPG CA 92241

ASMT: 654200058, APN: 654200058
LOREN CHANG
19572 MAYFIELD CIR
HUNTINGTON BEACH CA 92648

ASMT: 654210027, APN: 654210027
RAINBOW SPA INC
17777 LANGLOIS RD
DSRT HOT SPG CA 92240

ASMT: 654200059, APN: 654200059
DESERT OASIS
C/O THEODORE J LENZ
3515 HIGHLAND AVE NO 101
MANHATTAN BEACH CA 90266

ASMT: 659020030, APN: 659020030
POOTIE PIE PROP
C/O MICHAEL D HELLMAN
222 E CARRILLO ST STE 400
SANTA BARBARA CA 93101

ASMT: 654200063, APN: 654200063
MARY JUSTICE, ETAL
30404 N TIMMEN RD
RIDGEFIELD WA 98642

ASMT: 659020031, APN: 659020031
DURANT PROP INV
22485 LA PALMA STE 200
YORBA LINDA CA 92887

ASMT: 654200064, APN: 654200064
VISTA GRANDE SPA
C/O ALLIANCE PROP MGMT CO
417 E HUENAME RD NO 230
PORT HUEMENE CA 93041

ASMT: 659040012, APN: 659040012
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 654210002, APN: 654210002
FLORENCE BANNON
C/O ROBERT D REDFORD TRUSTEE
1560 GRANADA AVE
SAN MARINO CA 91108

ASMT: 659040014, APN: 659040014
AGAPE SPRINGS MHC
3511 DEL PASO RDSTE 160
SACRAMENTO CA 95835

ASMT: 654210003, APN: 654210003
PAUL HAASE
9561 DRUMBRECK DR
HUNTINGTON BEACH CA 92646

ASMT: 659040015, APN: 659040015
EFP CATALINA
8201 E 23RD ST
KANSAS CITY MO 64129

ASMT: 659040016, APN: 659040016
MARY JUSTICE
P O BOX 4941
WESTLAKE VILLAGE CA 91359

ASMT: 659040017, APN: 659040017
RV PARK, ETAL
RM 240
3511 DEL PASO STE 160
SACRAMENTO CA 95835



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct
Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 2786, Revised Permit No. 2

Project Location: In the unincorporated area of Riverside County, more specifically located south of Aurora Rd at 16550 Aurora Rd.

Project Description: Conditional Use Permit proposes to extend life of the existing Permanent Occupancy RV Park (Section 19.98b, Ordinance No. 348) by 15 years to July 1, 2031. It contains 288 existing spaces with 30 foot x 50 foot RV space sizes (1,500 square foot each). The project includes the continued use of existing accessory buildings and recreational uses. No new construction is proposed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Daniel Heerman

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301)
 Statutory Exemption (_____)
 Other: _____

1. Pursuant to CEQA Guidelines section 15301 (Existing Facilities), the Riverside County Planning Department has determined the project for a Permanent Occupancy RV park is exempt from CEQA in that:
- i) Section 15301 indicates projects may be exempt that entail the operation, maintenance, permitting, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use. The project meets this criteria in that the projects consists of an existing permanent occupancy RV park with no new construction proposed. The project as CUP 2786R2 proposes to remain as currently constructed with life of permit proposed to be extended 15 years to 2031.
 - ii) Section 15301 indicates projects may be exempt that entail the operation, repair, and maintenance of mechanical equipment, etc. for existing facilities. The project meets this criteria due to the fact that existing accessory structures such as existing maintenance buildings, swimming pool, pond, an area containing office/library, laundry room, shuffle board and horseshoe court area, miniature golf course, and RV Storage area, are existing and not proposed for any new construction. Only operations, repair of mechanical equipment, and maintenance are to occur as indicated above, which RV park operations would therefore be exempt from CEQA.
 - iii) There are not applicable exceptions to the Section 15301 exemption. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the RV park is pre-existing and environmental impacts were previously analyzed and determined to be less than significant with recommended flood control measures and reduction of wind erosion with on-site landscape features. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. In addition, the project will not result in damage to scenic resources such as trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway because the site is not located along a state scenic highway such as Scenic State Highway 62 which is approximately 3 miles to the west. The project site is not located on a site include on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.
 - iv) Additionally, the construction and operation of the existing RV Park as originally reviewed and approved under Conditional Use Permit No. 2786/ Environmental Assessment No. 19846 which determined that a Mitigated Negative Declaration was appropriate, as the CUP had less than significant impacts with mitigation agreement. The mitigation measures set forth have been incorporated into the project such as flood control and reduction of wind erosion from landscaping, which continue to apply to the extension of time under the current project.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1405128

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: DANIEL HEERMANN \$50.00
paid by: CK 5036
paid towards: CFG06074 CALIF FISH & GAME: DOC FEE
EA42691
at parcel #:
appl type: CFG3

By _____ May 20, 2014 11:02
MGARDNER posting date May 20, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org